



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
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E-mail: mcmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. L1/7623/2020

Dated: 6.11.2020

To

The Commissioner
Pammal Municipality,
Pammal,
Chennai-75.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Sub-division of the Plot bearing No.198, lying in Sri Sankara Nagar 3rd Cross Street, Pammal, Chennai comprised in Old S.No.143/2 part, present S.No.143/564 (as per patta), of Pammal Village, Pallavaram Taluk, Chengalpattu District, Pammal Municipal limit - Approved - Reg.

- Ref:
1. The Commissioner, Pammal Municipality letter Rc.No.636/2020/F1 dated 22.07.2020 forwarding the sub-division proposal.
 2. Planning Permission Application for sub-division of house sites received in CMDA vide APU No.L1/2020/000147 dated 26.08.2020.
 3. This office letter even No. dated 27.10.2020 addressed to the applicant.
 4. Applicant letter dated 29.10.2020 received on 31.10.2020.
 5. This office DC Advice letter even No. dated 04.11.2020 addressed to the applicant.
 6. Applicant letter dated 05.11.2020 enclosing the receipt for payments.
 7. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 8. The Secretary (H & UD and TNRERA) letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the proposed Sub-division of the Plot bearing No.198, lying in Sri Sankara Nagar 3rd Cross Street, Pammal, Chennai comprised in Old S.No.143/2 part, present S.No.143/564 (as per patta), of Pammal Village, Pallavaram Taluk, Chengalpattu District, Pammal Municipal limit was examined and layout plan has been prepared to satisfy the Tamil Nadu Combined Development and Building Rules, 2019 requirements and approved.

2. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing planning permission for any development, Chennai Metropolitan Development Authority in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA) furnished by the applicant along with his application to prove the same. Thus, CMDA primarily considers only the aspect on whether the applicant prima facie has a right to carry out development on the site under reference.

3. Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he/she/ they shall have to prove it before the



appropriate/competent Court to decide on the ownership or get the matter settled in the Court of Law and CMDA is not the competent authority to decide on this matter.

4. The applicant has remitted the following charges / fees in the reference 6th cited as called for in this office letter 5th cited.

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.1,000/-	B-0017012 dated 19.08.2020
Development charges for land	Rs.3,000/-	B-0017765 dated 05.11.2020
Layout Preparation charges	Rs.1,000/-	
Contribution to Flag Day Fund	Rs. 500/-	0005559 dated 05.11.2020

5. The approved plan is numbered as **PPD/LO. No.108/2020 dated 6.11.2020**. Three copies of sub-division plan and planning permit **No.13870** are sent herewith for further action.

6. The project promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Tamil Nadu Real Estate Regulatory Authority as per the orders in the reference 7th & 8th cited.

Yours faithfully,

a/c

6/11/20

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for Chief Planner, Layout

- Encl: 1. 3 copies of sub-division plan.
2. Planning permit in duplicate
(with the direction to not to use the logo of CMDA in the sub-division plan since the same is registered).

6/11/2020

5/11/2020

Copy to:

- ASN Housing rep. by its ..
Managing Partner Thiru.B.Sunil Kumar,
Block-11, Flat-D1, Jain Green Acres,
Dharga Road, Pallavaram,
Chennai – 600 043.
- The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved sub-division plan).
- Stock file /Spare Copy

2/11/20