



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mcmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No.L1/771/2017

Dated: 18.09.2017

To

The Commissioner

Avadi Greater Municipality,
Avadi, Chennai – 600054.

Sir,

Sub : CMDA – Area Plans Unit – Layout Division - Planning
Permission – Sub – division of the property in to 5 No. of house
sites (plots) comprised in S.No. 468/2B part of Paruthipattu
village, Avadi Taluk, Thiruvallur District, Avadi Municipal limit –
Approved – Reg.

Ref: 1 PPA received in CMDA vide reference APU
No.L1/2017/000031 dated: 12.01.2017.

2 This office DC Advice letter even No. dated 08.09.2017
addressed to the applicant.

3 Applicant letter dated 13.09.2017 enclosing the receipt of
payments.

4. G.O.No.112, H&UD Department dated 22.06.2017.

5. Lx No. TNRRM 261/2017, dt 09.08.2017.

The proposal received in the reference 1st cited for the proposed sub – division of the
property in to 5 No. of house sites (plots) comprised in S.No. 468/2B part of Paruthipattu
village, Avadi Taluk, Thiruvallur District, Avadi Municipal limit was examined and sub-division
plan has been revised to satisfy the Development Regulation 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.

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.

3. The applicant in the reference 3rd cited has remitted the following charges / fees as called for in this office letter 2nd cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 1,300/- ✓	B-003323 dated 12.01.2017
Development charge	Rs. 4,000/- ✓	
Layout Preparation charge	Rs. 2,000/- ✓	B-005561 dated 13.09.2017
Flag Day Fund	Rs.500/- ✓	0666336 to 0666340 dated 13.09.2017

4. The approved plan is numbered as **PPD/LO. No. 43/2017**. Three copies of sub-division plan and planning permit **No. 11507** are sent herewith for further action.

5. 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 Real Estate Regulatory Authority as per the ~~Govt.~~ order in the reference 4th cited.

and 5th

Yours faithfully,

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for MEMBER SECRETARY

for MEMBER SECRETARY

18/09/2017

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).

Copy to:

1. Thiru. C. Shanthilal Jain,
No.230, N.M.Road,
Avadi,
Chennai – 600054.

2. The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved sub-division plan).

3. Stock file /Spare Copy

→ 18/09/2017