

**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

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

Letter No. L1/8094/2020**Dated: 20.04.2021**

To

The Commissioner,
Thiruvallur Panchayat Union @ Ekadu,
Thiruvallur - 602 001.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Sub-division of house sites in S.No.446/1 of Pakkam-B Village (Nathamedu as per Patta), Tiruvallur Taluk, Tiruvallur District, Tiruvallur Panchayat Union limit–Approved - Reg.

- Ref:
1. PPA for sub-division of house sites received in APU No.L1/2020/000149 dated 28.08.2020.
 2. This office letter even No. dated 25.09.2020 addressed to the Applicant.
 3. Applicant letter dated 07.10.2020.
 4. This office DC Advice letter even No. dated 17.10.2020 addressed to the applicant.
 5. Applicant letter dated 22.10.2020 enclosing the receipt for payments.
 6. This office letter even No. dated 27.10.2020 addressed to the Commissioner, Thiruvallur Panchayat Union @ Ekadu enclosing the Skeleton Plan.
 7. The Commissioner, Thiruvallur Panchayat Union @ Ekadu letter R.C.No.343/2021/A3 dated 29.03.2021 enclosing a copy of Gift deed for handing over of Road area registered as Doc.No.4667/2021 dated 26.03.2021 @ SRO, Thiruvallur.
 8. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 9. 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 house sites in laying out of house sites in S.No.446/1 of Pakkam-B Village (Nathamedu as per Patta), Tiruvallur Taluk, Tiruvallur District, Tiruvallur Panchayat Union limit was examined and sub-division 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.

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 has remitted the following charges / fees in the reference 5th cited as called for in this office letter 4th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.5,500/-	B-0017088 dated 26.08.2020
Development charge	Rs.15,000/-	
sub-division Preparation charges	Rs.4,000/-	
Contribution to Flag Day Fund	Rs.500/-	B-0017650 dated 22.10.2020

4. The approved plan is numbered as **PPD/LO. No. 70/2021 dated 20.04.2021**. Three copies of sub-division plan and planning permit **No.14077** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan, before sanctioning and release of the sub-division.

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 8th & 9th cited.

Yours faithfully,

O/C

16/04/21

for Chief Planner, Layout

16/04/2021

16/04/2021

2/5

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

Copy to: 1. Thiru.C.Ramamurthy,
No.482,C.T.H.Road,
Lakshmipuram,
Thiruninravur-602 204.

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

3. Stock file /Spare Copy

28.04.2021