



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
Phone : 28414855 Fax: 91-044-28548416  
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**Letter No.L1/9001/2016**

**Dated: 18.09.2017**

To

The Commissioner  
Greater Chennai Corporation.  
Ripon Buildings,  
Chennai – 600 003.

Sir,

Sub : CMDA – Area Plans Unit – Layout Division - Planning  
Permission – Sub-division of house site in Old S.Nos.13/3 &  
14/3, present T.S.No.27/6, Block No.40 of Kottur village,  
abutting Srinivasa Moorthy Avenue, Adayar, Chennai – 20,  
Mylapore Taluk, Chennai District, Greater Chennai Corporation  
limit – Approved – Reg.

Ref: 1. Planning Permission Application in APU  
No.L1/2016/000398 dated 07.06.2016.  
2. Applicant letter dated 10.04.2017.  
3. Minutes of the CSO Meeting held on 20.07.2017.  
4. Applicant letter dated 01.08.2017.  
5. This office DC advice letter even No. dated 31.08.2017  
addressed to the applicant.  
6. Applicant letter dated 12.09.2017.  
7. G.O.No.112, H&UD Department dated 22.06.2017.

8. *Secy. Secretary (H&UD and TNREERA) Lt.-Ms.  
TNRERA/261/2017, dt. 09.08.2017*

The proposal received in the reference 1<sup>st</sup> cited for the regularization of sub-division of house site in Old S.Nos.13/3 & 14/3, present T.S.No.27/6, Block No.40 of Kottur village, abutting Srinivasa Moorthy Avenue, Adayar, Chennai – 20, Mylapore Taluk, Chennai District, Greater Chennai Corporation 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.

(5)

(10)

*Earlier approval awarded vide PP No. C/PP/MSB/24 (R to E)/2004  
dt. 12.10.2004 in Lt. No. C3/24912/2003 dt. 12.10.2004*

3. The applicant in the reference 6<sup>th</sup> cited has remitted the following charges / fees as called for in this office letter 5<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 6,350/- ✓	B-001397 dated 07.06.2016
Layout Preparation charge	Rs. 500/- ✓	B-005547 dated 12.09.2017
RC for land	Rs.68,000/- ✓	
Flag Day Fund	Rs.500/- ✓	0666303 to 0666307 dated 12.09.2017

4. The approved plan is numbered as **PPD/LO. No. 42/2017**. Three copies of sub-division plan and planning permit **No.11506** 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. orders in the reference 8<sup>th</sup> cited. *and etc.*

*Tamil Nadu*

Yours faithfully,

*o/c* *15/09/2017*

for MEMBER SECRETARY

*15/9/17* *15/09/2017*

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.A.K.Sridharan,  
Old No.29, New No.65,  
Third Main Road, Kasthurba Nagar,  
Chennai – 600 020.
2. The Deputy Planner, *A. K. Sridharan*  
Master Plan Division, CMDA, Chennai-8.  
(along with a copy of approved sub-division plan).
3. Stock file /Spare Copy