



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. L1/9997/2019

Dated: 30.08.2019

To
The Commissioner,
Pallavaram Municipality,
Chromepet,
Chennai – 600 044.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Proposed sub-division of house sites in old S.No.17/1 part, Present T.S.No.8/5A, Ward-G, Block No.19 of Nemilicheri Village, Pallavaram Taluk, Kancheepuram District, Pallavaram Municipality limit – Approved - Reg.

- Ref:
1. PPA for sub-division of house sites received in APU No.L1/2019/000143 dated 18.06.2019.
 2. This office letter even No. dated 24.06.2019 addressed to the Commissioner, Pallavaram Municipality.
 3. This office letter even No. dated 09.07.2019 addressed to the applicant.
 4. The Commissioner, Pallavaram Municipality letter Rc.No.3891/2019/F2 dated 09.07.2019.
 5. This office letter even No. dated 19.07.2019 addressed to the Commissioner, Pallavaram Municipality.
 6. The Commissioner, Pallavaram Municipality letter Rc.No.3891/2019/F2 dated 23.07.2019.
 7. This office DC Advice letter even No. dated 05.08.2019 addressed to the applicant.
 8. Applicant letter dated 06.08.2019 enclosing the receipt for payments.
 9. This office letter even No. dated 08.08.2019 addressed to the Commissioner, Pallavaram Municipality enclosing the skeleton plan.
 10. The Commissioner, Pallavaram Municipality in letter RC.No.3891/2019/F2 dated 27.08.2019 enclosing the Gift Deed for road area registered as Doc. No.7484/2019 dated 22.08.2019 @ SRO, Pallavaram.
 11. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 12. Secretary (H & UD and TNRERA) Letter No.TNRERA/ 261/ 2017, dated 09.08.2017.

5. Applicant letter dated 16.07.2019 enclosing particulars



The proposal received in the reference 1st cited for the proposed sub-division of house sites in old S.No.17/1 part, Present T.S.No.8/5A, Ward-G, Block No.19 of Nemilicheri Village, Pallavaram Taluk, Kancheepuram District, Pallavaram Municipality limit was examined and layout plan has been prepared to satisfy the Tamil Nadu Combined Development & 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.

4. The applicant has remitted the following charges / fees in the reference 8th cited as called for in this office letter 7th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 2,000/-	B-0012286 dated 18.06.2019
Development charges for land	Rs. 7,000/-	B -0013425 dated 06.08.2019
Layout Preparation charges	Rs. 3,000/-	
Contribution to Flag Day Fund	RS. 500/-	2761518 to 2761522 dated 06.08.2019

5. The approved plan is numbered as **PPD/LO. No. 96/2019** dated **30.08.2019**. Three copies of sub-division plan and planning permit **No.12718** are sent herewith for further action.

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

7. 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 12th & 13th cited.

Yours faithfully,

o/c
for Chief Planner, MSB/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).

- Copy to:
1. Thiru.P.Rajendran,
GPA on behalf of Tmt.S.Vimala,
No.90, Anna Street,
North Sanjai Gandhi Nagar,
Zamin Pallavaram,
Chennai - 600 043.
 2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved sub-division plan).
 3. Stock file /Spare Copy

