



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.L2/6956/2020

Dated: 19.12.2020

To

The Commissioner
Greater Chennai Corporation
Rippon Building,
Chennai – 600 003.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Sub-division of house sites for the property @ North Giriappa Road Scheme comprised in T.S.No.4834/3 Block No.111 of T.Nagar Village, Guindy Taluk, Chennai District, Greater Chennai Corporation limit - Approved – Reg.

- Ref:
1. Planning Permission Application for sub-division of house sites received in CMDA vide APU No.L2/2020/000125 dated 31.07.2020.
 2. This office letter even no. dated 05.09.2020 addressed to the Chief Engineer, Tamil Nadu Slum Clearance Board.
 3. The Chief Engineer, Tamil Nadu Slum Clearance Board letter No.SCB/DP(SP)/16039/2014 dated 15.09.2020.
 4. This office DC Advice letter even No. dated 06.10.2020 addressed to the Chief Engineer, TNSCB.
 5. The Chief Engineer, TNSCB letter No. SCB/DP/16039/2014 dated 11.12.2020, enclosing receipt of payments.
 6. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 7. 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 Sub-division of house sites for the property @ North Giriappa Road Scheme comprised in T.S.No.4834/3 Block No.111 of T.Nagar Village, Guindy Taluk, Chennai District, Greater Chennai Corporation limit was examined and the 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. 14,165/-	B-0016817 dated 30.07.2020.
DC for land	Rs.40,000/-	B-0018098 dated 11.12.2020
Layout Preparation charges	Rs.2,000/-	
Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No. (TNSCB) G - 03/2020**. Three copies of conversion of usage plan and planning permit **No.13892** are sent herewith for further action.

5. The TNSCB has to hand over all the roads and park area to the Commissioner, Greater Chennai Corporation through Registered Gift Deed as per the approved sub-division plan after the development works are completed.

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

Land release of

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 6th & 7th cited.

Yours faithfully,

o/c
19/12/2020
for Chief Planner, Layout
2/5
19/12/2020

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 re-designation plan since the same is registered).

Copy to:

1. The Chief Engineer,
Tamil Nadu Slum Clearance Board
No.5, Kamarajar Salai,
Chennai – 600 005.
2. The Deputy Planner, *File 076 (122)*
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved re-designation of usage plan).
3. Stock file /Spare Copy.