



137

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. L1/6012/2020

Dated: 07.10.2021

To

The Commissioner,
Thiruverkadu Municipality,
Thiruverkadu, Chennai – 600 077.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission --
Proposed sub-division of house sites in S.Nos.27/2A, 27/4A & 28/2B of
Koladi Village, Poonamallee Taluk, Thiruvallur District, Thiruverkadu
Municipal limit – Approved - Reg.

- Ref:**
1. Authority Resolution in A.R.No.25/2020 dated 22.01.2020.
 2. Planning Permission Application for sub-division of house sites received in CMDA vide APU No. L1/2020/000096 dated 27.06.2020.
 3. This office letter even No. dated 25.07.2020 addressed to the applicant.
 4. Applicant letter dated 03.09.2020.
 5. This office letter even No. dated 09.09.2020 addressed to the applicant.
 6. Applicant letter dated 16.09.2020.
 7. This office DC Advice letter even No. dated 03.10.2020 addressed to the applicant.
 8. Applicant letter dated 02.11.2020 enclosing the receipt for payments.
 9. This office letter even No. dated 06.11.2020 addressed to the Commissioner, Thiruverkadu Municipality enclosing the Skeleton Plan.
 10. The Commissioner, Thiruverkadu Municipality letter Rc.No.4412/2021/F1 dated 20.09.2021 enclosing a copy of Gift deed for Road space, Park Area and Public Purpose-1 site (0.5% area) registered as No.2253/2021 dated 14.09.2021 @ SRO, Chennai South Joint-II.
 11. The Superintending Engineer, CEDC/West, TANGEDCO letter No. SE / CEDC / W / AEE / C/F.Land / D.115 /2021 dated 20.09.2021 enclosing a copy of Gift deed for Public Purpose-2 site (0.5% area) registered as No.2254/2021 dated 14.09.2021 @ SRO, Chennai South Joint-II.
 12. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 13. 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 S.Nos.27/2A, 27/4A & 28/2B of Koladi Village, Poonamallee Taluk, Thiruvallur District, Thiruverkadu Municipal 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 8th cited as called for in this office letter 7th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 9,000/-	B-0016529 dated 10.06.2020
Development charge	Rs. 24,000/-	B-0017729 dated 02.11.2020
Layout Preparation charges	Rs. 6,000/-	
Regularization Charge	Rs.2,90,000/-	
Contribution to Flag Day Fund	Rs. 500/-	0005551 dated 02.11.2020

4. The approved plan is numbered as **PPD/LO. No. 153/2021 dated 07.10.2021**. Three copies of sub-division plan and planning permit **No.14262** 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 Tamil Nadu Real Estate Regulatory Authority as per the orders in the reference 12th & 13th cited.

Yours faithfully,
for Senior Planner, Layout

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. M. Shankara Narayana Pillai & Thiru.S.M.Chandramohan, Represented by their GPA Thiru.B.Nageshwara Rao, No.97/80, Vanagaram Road, Athipattu, Ambathur, Chennai - 600 058.
 2. The Deputy Planner, Master Plan Division, CMDA, Chennai-8. (along with a copy of approved sub-division plan).
 3. The Superintending Engineer, Chennai Electricity Distribution Circle, West. Tamil Nadu Generation and Distribution Corporation (TANGEDCO) @ 110 KV SS Complex, Thirumangalam, Anna Nagar, Chennai-600 040. (along with a copy of approved sub-division plan).
 4. Stock file /Spare Copy

129

Chennai Metropolitan Development Authority
PLANNING PERMIT
(Sec 49 of T & C. P. Act 1971)

PERMIT No. 14262
PPP No. 153
LD 2021

Date of Permit 07.10.2021

TV. Shankara Narayana
Pillai & Thiru. S. M. Chandira
Anshan, Represented by
their GPA Thiru. B. Nagesh
Arava Rao No. 97/80

File No. L1/6012/2020

Name of Applicant with Address Vanagaram Road, Athipattu,
Ambattur, Chennai - 600 058.

Date of Application 27.06.2020

Nature of Development : ~~Layout~~/Sub-division of Land/Building construction/
Charge in use of Land/Building

Site Address Proposed Sub-division of house sites in
S.No. 27/2A, 27/4A & 28/2B of
Koladi Village, Poornampalloor Taluk,
Division No. Thiruvallur District, Thiruvarkadu
Municipal Limit

Development Charge paid Rs. 24,000/- Challan No. B-0017729 Date 02.11.2020

PERMISSION is granted to the ~~layout~~/sub-division of land/building construction/change in use of land/building according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

3. The permit expires on the building construction work should be completed as per plan before the expiry date. If it is not possible to Complete the construction, request for renewing the planning permit should be submitted to Chennai Metropolitan Development Authority before the expiry date. If it is not renewed before the said date fresh. Planning Permission application/has to be submitted for continuing the construction work when the Development Control Rules that may be currently in force at that time will be applicable. If the construction already put up is in deviation to the approved plan and in violation of rules. Planning permit will not be renewed.

For MEMBER SECRETARY

07/10/21

08/10/21

141

PROCEEDING OF THE COMMISSIONER OF THIRUVERKADU MUNICIPALITY

PRESENT : Tmt. M.R. VASANTHI, M.A.,

S.D. No: 28/2021

Roc. No: 4414/2020/F1

Date :22/11/2021

Sub: Town Planning – Thiruverkadu Municipality – Sub-Division of house sites in Survey No.27/2A, 27/4A & 28/2B Of Koladi Village – Plan Approved – regarding.

Ref: Member Secretary, CMDA, L1/6012-2020 Dated: 07.10.2021
PPD LO/153/2021 Dated 07/10/2021

Order:-

Permission is hereby granted to Thiru./Tmt Sankaranarayana pillai & S.M. Chandra Mohan represented by their GPA Thiru. B. Nageshwara Rao for Sub Division of House Sites Survey No: 27/2A, 27/4A & 28/2B Of Koladi Village, Thiruverkadu Municipality into SIX Plots subject to the following condition. (The Sub-Division of Plot should be in accordance with the approved plan enclosed and the Sub-Division for residential purpose only.)

S.No.	Fees Description	Chellan No.	Chellan Date	Amount
1	Sub Division Fees	7247 7248	22/11/2021 22/11/2021	40,000 7,000
2	CMDA Fees			
2(i)	Development Charges	-	-	-
2(ii)	Regularization Charges	-	-	-
2(iii)	Open Space Reservation Charges	-	-	-
2(iv)	Scrutiny Charges and Others	7249	22/11/2021	5,000

Encl.,: Approved Sub Division Plan

To
Tvl. Sankaranarayapillai &
S.M. Chandra Mohan represented by their
GPA Thiru. B. Nageshwara Rao
97/80, Vanagaram Road,
Athipattu, Ambattur
Chennai 600 058.

22/11/2021
Commissioner,
Thiruverkadu Municipality.