



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. B3/1165/2018

Dated: 21.6.2018

To

Tmt.M.Valarmathi
F-2, HB Flats, No.13
Secretariat Colony Main Road
Lakshmipuram, Kolathur
Chennai- 600 099

Sir / Madam,

Sub: CMDA - Area Plans Unit - 'B' Channel (North Division) - Planning Permission Application for the site approval (not for Building Plan approval) for Residential Development with 120 Dwelling Units in S.No.248/2, Puzhal Village at Gandhi Main Road, Balaji Nagar, Chennai-66 – Approved - Regarding.

1. PPA received in SBC No.BN/2018/000010 dated 19.1.2018.
2. This office GLV letter even No. dated 3.5.2018 addressed to the Sub-Registrar, Redhills, Chennai-52.
3. GLV letter Na.Ka.No.2/2018 dated 4.5.2018 received from the Sub-Registrar, Redhills, Chennai-52.
4. This office DC advice letter even No. dated 14.5.2018.
5. Your letter dated 22.5.2018.

The Planning Permission Application received in the reference 1st cited for the site approval (not for Building Plan approval) for Residential Development with 120 Dwelling Units in S.No.248/2, Puzhal Village at Gandhi Main Road, Balaji Nagar, Chennai-66 was examined and is approved subject to the following.

2. The Planning Permission issued hereunder is only for the site approval and any construction thereon shall be considered only when the applicant subsequently apply for Planning Permission for construction of Special Building and obtain Planning Permission complying with all the Development Regulations applicable. Thus, the Planning Permission issued in this letter is not sufficient for constructing any building on this approved site without obtaining specific Planning Permission approval for construction of Building and issue of Building Permission by the respective Localbody under the Provision in their respective Localbody Act.



3. The applicant has remitted the following charges subject to the conditions stipulated in the reference 4th cited.

i)	Development Charges	Rs.13,600/- (Rupees Thirteen Thousand and Six Hundred only)
ii)	Scrutiny Charges	Rs. 4,290/- (Rupees Four Thousand Two Hundred and Ninety only)
iii)	OSR Charges	Rs.4,32,200/- (Rupees Four Lakh Thirty Two Thousand and Two Hundred only)

vide Receipt No.B007288, dated 18.5.2018

4. 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 the Planning Permission for any development, CMDA 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, GPA etc.) furnished by the applicant along with his / her application to prove the same. Thus, CMDA primarily consider only the aspect on whether the applicant prima facie has a right to carry-out the development in 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.. The two sets of approved plans are numbered as **B/Spl.Bldg./1165/2018** dated **21.6.2018** in **Planning Permit No.7410** are sent herewith.

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6. The Planning Permission issued constitute only the part of site approval and any construction thereon shall be carried out by applying separately and getting Planning Permission complying with all the Development Regulations applicable including OSR as applicable. A construction taken without valid Planning Permission will be an unauthorized construction and will attract enforcement action including locking and sealing / demolition.

7. As and when the applicant makes an application for construction of Special Building on this approved site, the approval will duly be considered subject to satisfying Development Regulations and production of NOCs required from the different Agencies.

Yours faithfully,

FOC

[Signature]
21/6/18
for **PRINCIPAL SECRETARY /**
MEMBER-SECRETARY

Encl: 1. 2 copies of approved Site Plan.
2. 2 copies of the Planning Permit.

Copy to:

The Principal Chief Engineer
Greater Chennai Corporation
[Ripon Building], Chennai – 600 003

[Signature]
21/6/18

