



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,  
Chennai - 600 008

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Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No. B1/17635/2017

Dated : 14 .08.2018

To

Thiru. P.S.A.N. Jayaganeshan  
No.27, Rajaji Road  
Tambaram West  
Chennai – 600 045.

*Full Refake*

Sir,

Sub: CMDA - Area Plans Unit - 'B' Channel (South) - Planning Permission Application for the site approval (not for Building plan approval) for Commercial Development (Special Building) at MMRD (200 feet Road) bearing Old S.No.116/7, T.S.No.238 & 240, Ward No.C, Block No.26 of Zamin Pallavaram Village, Chennai – Approved – Regarding

- Ref:
1. PPA received in SBC No.BS1/2017/000756 dated 08.12.2017.
  2. This Office GLV Lr. even No. dated 28.06.2018 addressed to the Sub-Registrar, Pallavaram, Chennai.
  3. GLV Letter Na.Ka.No.240/2018 dated 29.06.2018 received from the Sub-Registrar, Pallavaram, Chennai..
  4. This Office DC Advice Lr. Even No. dated 04.07.2018.
  5. Your letter dated 27.07.2018.

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The Planning Permission Application received in the reference 1<sup>st</sup> cited for the site approval (not for Building Plan approval) for Commercial Development (Special Building) at MMRD (200 feet Road) bearing Old S.No.116/7, T.S.No.238 & 240, Ward No.C, Block No.26 of Zamin Pallavaram Village, Chennai 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 complied with all the developments 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 Local Body under the provision in their respective local body Act.

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

i)	Development Charges	Rs.5,500/- (Rupees Five Thousand and five Hundred only)
ii)	Scrutiny Charges	Rs.2,000/- (Rupees Two Thousands only)
iii)	Regularisation Charges	Rs.75,000/- (Rupees Seventy Five thousands only)
iv)	Open Space and Reservation charges	Rs.34,85,000/- (Rupees Thirty Four Lakhs and Eighty Five Thousands only)

Vide Receipt No.**B007904** dated **10.08.2018**

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.

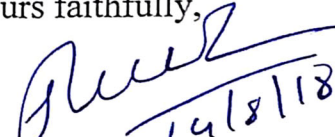
Any person, who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he/she/they shall have to prove it before the appropriate / competent Court to decide on the ownership are get the matter settled in the Court of Law and CMDA is not the competent Authority to decided on this matter.

5. The Two sets of approved plans are numbered as B/Spl.Bldg./ Site approval / 02/2018 dated 14. 08.2018 (Permit No.7411) are sent herewith.

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 NOC's required from the different agencies.

Yours faithfully,

  
19/8/18  
FOC for PRINCIPAL SECRETARY/  
MEMBER-SECRETARY.  
M  
19/8/18

Encl: 1. Two Copies of approval Site Plan.  
2. Two Copies of the Planning Permit.

Copy to:

The Commissioner  
Pallavaram Municipality  
Pallavaram  
Chennai. (With copy of 1 site plan)