



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
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Egmore, Chennai - 600 008  
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**Letter No. L1/10159/2020**

**Dated: 2.12.2020**

To

**The Executive Officer,**  
Thirumazhisai Town Panchayat,  
Thirumazhisai,  
Chennai - 600 124.

**Sir,**

**Sub:** CMDA - Area Plans Unit - Layout Division - Planning Permission - Re-designation of Future plotting portion lying in the approved layout PPD/LO No.38/2016 as Residential cum Commercial Site comprised in part of S.Nos.70/1, 4A & 6 and 78/3, 4A2 & 4A3 of Chembarambakkam Village (formerly Priyampattu & Neduncheri Village), Poonmallee Taluk, Thiruvallur District, Thirumazhisai Town Panchayat limit - Approved - Reg.

- Ref:**
1. Laying out of house sites approved vide PPD/LO.38/2016 in Letter No.L1/12888/2014-1 dated 30.12.2016.
  2. Planning Permission Application for re-designation of Future plotting portion lying in the approved layout PPD/LO No.38/2016 as Commercial site and Residential site received in ref. APU No.L1/2020/000202 dated 05.10.2020.
  3. This office letter even No dated 05.11.2020 addressed to the applicant.
  4. Applicant letter dated 07.11.2020 enclosing required particulars.
  5. Applicant letter dated 11.11.2020 enclosing revised plan.
  6. This office DC Advice letter even No. dated 19.11.2020 addressed to the applicant.
  7. Applicant letter dated 20.11.2020 enclosing the receipt for payments.
  8. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
  9. The Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1<sup>st</sup> cited for the Re-designation of Future plotting portion lying in the approved layout PPD/LO No.38/2016 as Residential cum Commercial Site comprised in part of S.Nos.70/1, 4A & 6 and 78/3, 4A2 & 4A3 of Chembarambakkam Village (formerly Priyampattu & Neduncheri Village), Poonmallee Taluk, Thiruvallur District, Thirumazhisai Town Panchayat 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 7<sup>th</sup> cited as called for in this office letter 6<sup>th</sup> cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 1,62,000/-	B-0017482 dated 01.10.2020
Sub-division Preparation charges	Rs. 1,500/-	B-0017919 dated 20.11.2020
Contribution to Flag Day Fund	Rs. 500/-	0005582 dated 20.11.2020

4. The approved plan is numbered as **PPD/LO. No. 120/2020** dated **2 .12.2020**. Three copies of sub-division plan and planning permit **No.13882** are sent herewith for further action. *→ re-designation cum*

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 8<sup>th</sup> & 9<sup>th</sup> cited.

Yours faithfully,

*o/c*  
*2/12/20*  
for Member Secretary *2/2*  
*02/12/2020*  
*02/12/2020*

*re-designation cum*  
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/s.Chennai Luxury home Developers Pvt. Ltd.,  
No.1, SIDCO Industrial Estate,  
Guindy, Chennai - 600 032.

2. The Deputy Planner, *- M6*  
Master Plan Division, *02/12/2020*  
CMDA, Chennai-8.  
(along with a copy of approved *re-designation cum* sub-division plan).

3. Stock file /Spare Copy