

**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
Phone : 28414855 Fax: 91-044-28548416  
E-mail: [mscmda@tn.gov.in](mailto:mscmda@tn.gov.in)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

**Letter No. L1/10433/2018****Dated: 14.10.2019**

To

**The Commissioner**  
Greater Chennai Corporation  
Ripon Building,  
Chennai – 600 003.

**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of industrial plots for Orange and Green category of Industries in the property bearing Door No.1, K.M.A. Garden Road, Chinnandimadam, Kodungaiyur, Chennai – 600 118 comprised in Old S.Nos.65 part, 66/1 part, 2 part & 3 and 67 part, T.S.No.105/24, 105/25, 105/26 & 105/27, Block No.14 of Kodungaiyur Village, Perambur Taluk, Chennai District, Greater Chennai Corporation limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2018/000114 dated 14.06.2018.
  2. Minutes of the CSO Meeting held on 28.01.2019.
  3. This office letter even No. dated 05.02.2019 addressed to the Tahsildar, Perambur Taluk.
  4. This office letter even No. dated 19.02.2019 addressed to the SRO, Madhavaram.
  5. Sub-Registrar, Madhavaram letter No.20/2019 dated 20.02.2019 enclosing the GLV of the site.
  6. This office DC Advice letter even No. dated 25.02.2019 addressed to the applicant.
  7. Applicant letter dated 16.04.2019.
  8. This office letter even No. dated 25.04.2019 addressed to the applicant
  9. Applicant letter dated 13.05.2019 enclosing the receipts for payments..
  10. This office letter even No. dated 20.05.2019 addressed to the Commissioner, Greater Chennai Corporation enclosing the Skeleton Plan.
  11. The Executive Engineer, Works Department, Greater Chennai Corporation in letter W.D.C.No. D1 / LA / SD / WDCN 04 / 00290/2019 dated 25.09.2019 enclosing the Gift deed for Road area registered as Doc.No.4034/2019 dated 27.06.2019 @ SRO, Madhavaram.
  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 1<sup>st</sup> cited for the laying out of industrial plots in the property bearing Door No.1, K.M.A. Garden Road, Chinnandimadam, Kodungaiyur, Chennai – 600 118 comprised in Old S.Nos.65 part, 66/1 part, 2 part & 3 and 67 part, T.S.No.105/24, 105/25, 105/26 & 105/27, Block No.14 of Kodungaiyur Village, Perambur Taluk, Chennai District, Greater Chennai Corporation limit was examined and layout plan has been prepared to satisfy the Development Regulations 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 in the reference 9<sup>th</sup> cited has remitted the following charges / fees as called for in this office letter 6<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.10,000/-	B-007434 dated 08.06.2018
Development Charge	Rs.25,000/-	B-0011535 dated 13.05.2019
Layout Preparation charge	Rs. 7,000/-	
Regularization Charge	Rs.5,60,000/-	
OSR Charge (for 450 sq.m.)	Rs.81,15,000/-	
Flag Day Fund	Rs.500/-	649565 dated 13.05.2019

4. The approved plan is numbered as **PPD/LO. No.109/2019 dated 14.10.2019**. Three copies of layout plan and planning permit **No.12731** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan, before sanctioning and release of the layout.

6. 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 12<sup>th</sup> & 13<sup>th</sup> cited.

Yours faithfully,

*o/c*  
for Chief Planner, MSB/Layout

Encl: 1. 3 copies of layout plan.

2. Planning permit in duplicate

(with the direction to not to use the logo of CMDA in the layout plan since the same is registered).

Copy to: 1. M/s.Prince Foundation Ltd. (POA)  
represented by its Authorised Signatory  
Thiru.Devesh Bhuva on behalf of  
Tvl.Mukesh.T.Chandan & 3 Others,  
No.61, Ormes Road,  
Kilpauk, Chennai – 600 010.

2. The Deputy Planner,  
Master Plan Division,  
CMDA, Chennai-8.  
(along with a copy of approved layout plan).

3. Stock file /Spare Copy

*11/10/19*  
*11/10/2019*