



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
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Letter No. L1/10833/2020

Dated: 9 .03.2021

To

The Commissioner

Greater Chennai Corporation,
Rippon Building,
Chennai – 600 003.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed Re-designation of Public Purpose Site bearing No.6 in Sholinganallur Neighbourhood Scheme Phase-III developed and allotted by TNHB in to Residential use comprised in S.Nos.347/1B2, 1C2, 1D2, 1E2, 2A2 & 2B2 and 348/3B2, 3C & 4B (Old S.Nos.347 part & 348 part) of Sholinganallur Village, Sholinganallur Taluk, Chennai District, Greater Chennai Corporation limit – Approved - Reg.

- Ref:
1. Planning Permission Application for re-designation of Public Purpose Site received in letter dated 13.10.2020.
 2. This office letter even No. dated 02.12.2020 addressed to the applicant.
 3. Applicant letter dated 28.12.2020.
 4. This office letter even No. dated 06.01.2021 addressed to the applicant.
 5. Applicant letter dated 19.01.2021.
 6. This office letter even No. dated 04.02.2021 addressed to the applicant.
 7. Applicant letter dated 05.02.2021.
 8. This office DC Advice letter even No. dated 01.03.2021 addressed to the applicant.
 9. Applicant letter dated 04.03.2021 enclosing the receipt for payments.
 10. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 11. The Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

9/3/21
DISPATCHED

The proposal received in the reference 1st cited for the proposed Re-designation of Public Purpose Site bearing No.6 in Sholinganallur Neighbourhood Scheme Phase-III developed and allotted by TNHB in to Residential use comprised in S.Nos.347/1B2, 1C2, 1D2, 1E2, 2A2 & 2B2 and 348/3B2, 3C & 4B (Old S.Nos.347 part & 348 part) of Sholinganallur Village, Sholinganallur Taluk, Chennai District, Greater Chennai Corporation limit was examined and the re-designation plan has been prepared to satisfy the Tamil Nadu Combined Development & 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 9th cited as called for in this office letter 8th cited respectively:

| Description of charges | Amount | Receipt No. & Date |
|---------------------------------|-------------|----------------------------|
| Scrutiny fee | Rs.4,700/- | B-0017584 dated 15.10.2020 |
| Development charge | Rs.17,000/- | B-0018737 dated 04.03.2021 |
| Sub-division Preparation charge | Rs.1,000/- | |
| Contribution to Flag Day Fund | Rs.500/- | |

4. The approved plan is numbered as **PPD/LO.No.34/2021 dated ...03.2021**. Three copies of re-designation plan and planning permit **No.14041** 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 10th & 11th cited.

Yours faithfully,

o/c
Me
09/03/2021
for Chief Planner, Layout
09/03/2021
2/5

- Encl: 1. 3 copies of re-designation plan.
2. Planning permit in duplicate
(with the direction not to use the logo of CMDA
in the re-designation plan since the same is registered).

Copy to:

1. The Director,
M/s.Ankur Foundations Private limited,
No.25, New No.49, Barnaby Road,
Kilpauk, Chennai – 600 010.
2. The Deputy Planner, - *Me*
Master Plan Division, *09/03/2021*
CMDA, Chennai-8.
(along with a copy of re-designation plan).
3. Stock file /Spare Copy