



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
Web site: www.cmdachennai.gov.in

Letter No. L1/10836/2020

Dated: 18.03.2021

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.1 in Sholinganallur Neighbourhood Scheme Phase-III developed and allotted by TNHB in to Residential use comprised in S.No.405 part & 406 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 received on 15.10.2020.
2. This office letter even No. dated 14.12.2020 addressed to the applicant.
3. Applicant letter dated 24.12.2020.
4. This office letter even No. dated 05.01.2021 addressed to the applicant.
5. Applicant letter dated 19.01.2021 & 24.02.2021.
6. This office DC Advice letter even No. dated 12.03.2021 addressed to the applicant.
7. Applicant letter dated 15.03.2021 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 1st cited for the proposed Re-designation of Public Purpose Site bearing No.1 in Sholinganallur Neighbourhood Scheme Phase-III developed and allotted by TNHB in to Residential use comprised in S.No.405 part & 406 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 7th cited as called for in this office letter 6th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.3,900/-	B-0017585 dated 15.10.2020
Development charge	Rs.15,000/-	B-0018821 dated 15.03.2021
Sub-division Preparation charge	Rs.1,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO.No.42/2021 dated ...18.03.2021**. Three copies of re-designation plan and planning permit **No.14049** 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 8th & 9th cited.

Yours faithfully,

O/C

for Chief Planner, Layout

17/03/2021

17/03/2021

18/3/21

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:

- The Chief Financial Officer,
M/s.Narendra Properties Limited,
'Makanji House', 2nd Floor,
Old No.25, New No.49, Barnaby Road,
Kilpauk, Chennai – 600 010.
- The Deputy Planner, — *Mk*
Master Plan Division, *30/6/2021*
CMDA, Chennai-8.
(along with a copy of re-designation plan).
- Stock file /Spare Copy

