



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

Letter No. L1/11212/2020

Dated: 22.01.2021

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 School site into Residential site for construction of Non High Rise Building lies in approved layout sanctioned vide PPD/LO.No.123/88 comprised in S.No.405/8A5B2 of Okkiyamthoraipakkam Village, Sholinganallur Taluk, Chennai District, Greater Chennai Corporation limit – Approved - Reg.

- Ref:**
1. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000219 dated 22.10.2020.
 2. Layout of house sites approved vide PPD/LO.No.123/1988 in letter No.D1/280/1985 dated 21.07.1988.
 3. The Govt Order in G.O.(3D) No.26 H & UD (UD-V) Department dated 19.01.2016.
 4. Applicant letter dated 05.12.2020.
 5. This office letter even No. dated 06.01.2021 addressed to the applicant.
 6. Applicant letter dated 18.01.2021 & 19.01.2021.
 7. This office DC Advice letter even No. dated 20.01.2021 addressed to the applicant.
 8. Applicant letter dated 21.01.2021 enclosing the receipts for payments.
 9. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 10. 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 School site into Residential site for construction of Non High Rise Building lies in approved layout sanctioned vide PPD/LO.No.123/88 comprised in S.No.405/8A5B2 of Okkiyamthoraipakkam 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 8th cited as called for in this office letter 7th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.3,600/-	B-0017632 dated 21.10.2020
Development charge	Rs.10,000/-	B-0018420 dated 21.01.2021
Sub-division Preparation charge	Rs.2,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO.No.03/2021 dated 22.01.2021**. Three copies of re-designation plan and planning permit **No.14010** 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 9th & 10th cited.

Yours faithfully,

o/c
 for Chief Planner, Layout 2/5
 22/01/2021
 22/01/2021

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. M/s.Centwin Estates & Industries Pvt. Ltd.
 Rep. by its Managing Partner Tmt.Sailaja,
 New No.14, Old No.4, 10th Street,
 Nandanam Extension,
 Chennai – 600 035.
2. The Deputy Planner,
 Master Plan Division,
 CMDA, Chennai-8.
 (along with a copy of re-designation plan).
3. Stock file /Spare Copy

— Me
 25/01/2021