



**Letter No. L1/11490/2019**

**Dated: 24.10.2019**

To

**The Commissioner**

Kattankolathur Panchayat Union,  
G.S.T. Road,  
Kattankolathur – 603 201.

**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed conversion of Nursery School Site as Commercial cum Residential Swimming Pool and conversion of Clinic Site as Commercial cum Residential Site lies in Approved layout PPD/LO No.26/2014 comprised in S.Nos.327/3B1 part & 345/2B1A part of Nedungundram Village, Chengalpattu Taluk, Kancheepuram District, Kattankolathur Panchayat Union Limit – Approved - Reg.

- Ref:
1. Planning Permission Application for conversion of school site & clinic site received in APU No. L1/2019/000159 dated 09.07.2019.
  2. Layout of house sites approved vide PPD/LO No.26/2014 dated 28.11.2014.
  3. This office letter even No. dated 09.09.2019 addressed to the applicant.
  4. Applicant letter dated 09.09.2019 received on 25.09.2019.
  5. Applicant letter dated 11.10.2019 enclosing revised sub-division plan.
  6. This office DC Advice letter even No. dated 18.10.2019 addressed to the applicant.
  7. Applicant letter dated 22.10.2019 enclosing the receipts 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 proposed conversion of Nursery School Site as Commercial cum Residential Swimming Pool and conversion of Clinic Site as Commercial cum Residential Site lies in Approved layout PPD/LO No.26/2014 comprised in S.Nos.327/3B1 part & 345/2B1A part of Nedungundram Village, Chengalpattu Taluk, Kancheepuram District, Kattankolathur Panchayat Union Limit was examined and layout 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 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. 2,720/- | B-0012754 dated 05.07.2019 |
| Development charge            | Rs. 8,000/- | B-0014501 dated 21.10.2019 |
| Layout Preparation charges    | Rs. 1,000/- |                            |
| Contribution to Flag Day Fund | Rs. 500/-   | 649849 dated 22.10.2019    |

4. The approved plan is numbered as **PPD/LO.No.115/2019** dated **.10.2019**. Three copies of conversion plan and planning permit **No.12737** 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 8<sup>th</sup> & 9<sup>th</sup> cited.

Yours faithfully,

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

*24/10/19*

*24/10/2019*

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

Copy to: 1. *Realty*  
M/s. Emerald Haven Town & Country Pvt. Ltd.,  
a company represented by its Authorised Signatory  
Thiru V. Ganesh,  
No.119, St. Marys Road,  
Abiramapuram, Chennai - 600 018.

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

3. Stock file /Spare Copy.

