



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.L1/12313/2017

Dated: 28.09.2017

To

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

Sir,

Sub : CMDA – Area Plans Unit – Layout Division - Planning
Permission – Conversion of Commercial Site-II lying in the
approved Industrial Layout sanctioned vide
PPD/LO.No.24/2015 comprised in S.No.45/1B of
Chinnasekkadu ~~Sadayankuppam~~ village, Thiruvottiyur Taluk, Thiruvallur
District, Greater Chennai Corporation limit into School site –
Approved – Reg.

- Ref:
1. Your PPA received in APU No.L1/2017/000607 dated 30.08.2017.
 2. PP for industrial layout approved vide PPD/LO No.24/2015 in letter No.L1/8867/2014 dated 08.07.2015.
 3. This office DC advice letter even no. dated 23.09.2017 addressed to the applicant.
 4. Applicant letter dated 25.09.2017 enclosing the receipt for payment.
 5. G.O.No.112, H&UD Department dated 22.06.2017.
 6. Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference cited for the Conversion of Commercial Site-II lying in the approved Industrial Layout sanctioned vide PPD/LO.No.24/2015 comprised in S.No.45/1B of *Chinnasekkadu* ~~Sadayankuppam~~ village, Thiruvottiyur Taluk, Thiruvallur District, Greater Chennai Corporation limit into School site was examined and layout plan has been *prepared* ~~revised~~ to satisfy the Development Regulation 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 charges / fees to this office as per the following details:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 10,500/-	B-005435 dated 30.08.2017
Layout Preparation charges	Rs. 500/-	B-005663 dated 25.09.2017
Contribution to Flag Day Fund	RS. 500/-	339119 dated 25.09.2017

4. The approved plan is numbered as **PPD/LO No. 48/2017**. Three copies of conversion sketch and planning permit **No.11515** 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 & 10th} 5th & 6th cited.

Yours faithfully,

for MEMBER SECRETARY

- Encl: 1. 3 copies of conversion sketch.
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.Golden Star Promoters Pvt. Ltd.
Rep. by its Director Tmt.Grace Jayanthi Rani,
No.1, 4th Avenue, Harrington Road,
Chetpet, Chennai – 600 031.

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

3. Stock file /Spare Copy