



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
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Letter No. L1/12800/2017

Dated: 01.2018  
02/02/2018

To

**The Commissioner**

Greater Chennai Corporation,  
Ripon Building,  
Chennai – 600 03.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Conversion of Public Purpose Plot No.I lying in CMDA Approved Layout PPD/LO No.2/2016 into 4 Plots comprised in S.No.272/1 part of Nolambur Village, Maduravoyal Taluk, Thiruvallur District, Greater Chennai Corporation limit – Approved - Reg.

- Ref:
1. PPA received in APU No. L1/2017/000630 dated 07.09.2017.
  2. Layout approved in letter No.L1/1515/2014 dated 22.01.2016 vide PPD/LO No.02.2016.
  3. C.E., PWD letter No.T1/Nolambur/CoC/VGN/2016 dated 01.03.2016.
  4. This office DC Advice letter even No. dated 09.01.2018 addressed to the applicant.
  5. Applicant letter dated 11.01.2018 enclosing the receipt of payments.
  6. G.O.No.112, H&UD Department dated 22.06.2017.
  7. Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1<sup>st</sup> cited for the conversion of Public Purpose Plot-I in to residential use and sub-division of the same as residential plots lying in the approved layout PPD/L.O.No.02/2016 comprised in S.Nos. 272/1 part of Nolambur Village, Maduravoyal Taluk, Thiruvallur District, Greater Chennai Corporation limit was examined and sub-division plan has been prepared 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.

3. 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.

4. The applicant has submitted the following charges / fees in the reference 3<sup>rd</sup> cited as called for in this office letter 4<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 1,100/- ✓	B-005400 dated 07.09.2017 ✓
Layout Preparation charges	Rs. 1,500/- ✓	B-005407 dated 11.01.2018 ✓
Balance Scrutiny Fee	Rs. 400/- ✓	B-005408 dated 11.01.2018 ✓
Contribution to Flag Day Fund	Rs. 500/- ✓	B-005408 dated 11.01.2018 ✓

5. The approved plan is numbered as **PPD/LC. No. 68/2018**. Three copies of sub-division plan and planning permit **No.11128** are sent herewith for further action.

6. The project promoter has to advertise, market, lease, 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 6<sup>th</sup> & 7<sup>th</sup> cited.

Yours faithfully,

at  
*[Signature]*  
 for MEMBER SECRETARY  
*[Signature]*  
 29/01/18

- Encl: 1. 3 copies of sub-division plan,  
 2. Planning permit in duplicate  
 (with the direction to not to use the logo of CHDA in the Layout plan since the same is registered).

- Copy to: 1. M/s. VGN Homes Pvt. Ltd. in Person behalf of  
 No.333, Poonamallee High Road, M/s. *Prakash Limited*  
 Arambakkam,  
 Chennai-29.  
 2. The Deputy Planner,  
 Master Plan Division, CHDA, Chennai-8.  
 (along with a copy of approved sub-division plan).  
 3. Stock file / Store Copy

*[Signature]*  
 29/1/18