



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
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Egmore, Chennai - 600 008  
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**Letter No. L1/15144/2019**

**Dated: 3.03.2020**

To

**The Commissioner**  
Avadi City Municipal Corporation,  
N.M.Road, Avadi,  
Chennai – 600 054.

**Sir,**

**Sub:** CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed conversion of Public Purpose Plot (Commercial use) into Commercial Plot for the purpose of construction of Marriage Hall bearing Plot No.PP3, Avadi Sites & Services scheme developed and allotted by TNHB comprised in S.No.713/1B1 part of Paruthipattu Village, Avadi Taluk, Thiruvallur District, Avadi Municipal Corporation limit – Approved - Reg.

- Ref:**
1. Planning Permission Application for conversion of school site & clinic site received in APU No. L1/2019/000213 dated 09.09.2019.
  2. Applicant letter dated 10.10.2019.
  3. This Office letter even No. dated 12.11.2019 addressed to the addressed to the Executive Engineer & ADO, TNHB.
  4. The Executive Engineer & ADO, TNHB letter No.SS/657/2011 dated 12.12.2019.
  5. This office DC Advice letter even No. dated 05.03.2020.
  6. Applicant letter dated 06.03.2020 enclosing the receipts for payments.
  7. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  8. 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 Public Purpose Plot (Commercial use) into Commercial Plot for the purpose of construction of Marriage Hall bearing Plot No.PP3, Avadi Sites & Services scheme developed and allotted by TNHB comprised in S.No.713/1B1 part of Paruthipattu Village, Avadi Taluk, Thiruvallur District, Avadi Municipal Corporation limit was examined and conversion 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 6<sup>th</sup> cited as called for in this office letter 5<sup>th</sup> cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 30,000/-	B-0013911 dated 06.09.2019.
Development charge	Rs.7,000/-	B-0016158 dated 06.03.2020.
Layout Preparation charges	Rs.1,000/-	
Contribution to Flag Day Fund	Rs. 500/-	0005162 dated 06.03.2020.

4. The approved plan is numbered as **PPD/LO.No.24/2020 dated 13.03.2020**. Three copies of conversion plan and planning permit **No.12786** 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 7<sup>th</sup> & 8<sup>th</sup> cited.

Yours faithfully,

o/c

Hy  
13/3/20

2/5

for Chief Planner, Layout

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).

12/03/2020

13/03/2020

- Copy to:
1. Thiru.L.Sivakumar,  
No.292, N-Block, 26<sup>th</sup> Cross Street,  
Anna Nagar East,  
Chennai - 600 102.
  2. The Deputy Planner,  
Master Plan Division,  
CMDA, Chennai-8.  
(along with a copy of conversion plan).
  3. Stock file /Spare Copy.

20/3/2020

