



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mcmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No.L1/18228/2018

Dated: 15.10.2018

To

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

Sir,

Sub : CMDA – Area Plans Unit – Layout Division - Planning Permission – Part revision of approved layout - Amalgamation of 80 No. of industrial plots bearing Nos.70 to 149, Public Purpose plots bearing Nos.I to XV & Future Plotting portion and re-subdivision of the same in to 286 No. of industrial plots (for Non-Hazardous Green / Orange Industries up to 200 H.P.) lying in the approved Industrial Layout (Non Hazardous) sanctioned vide PPD/LO.No.24/2015 comprised in part of S.Nos.22, 23 (as per patta 23/1), 24, 25, 26/2, 27/1 & 3, 51/1 (51/1A1A as per patta), 53, 54, 55/1, 2 & 3, 56, 57/1, 2, 3 & 4, 58/1, 3 & 4, 59/1, 60/1, 61, 62, 63, 64, 65, 66/1, 67/1, 68, 69, 70 and 71 of Chinna Sekkadu Village, Thiruvottiyur Taluk, Thiruvallur District – Approved – Reg.

- Ref:
1. Your PPA received in APU No.i.1/2018/000245 dated 09.10.2018.
 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 11.10.2018 addressed to the applicant.
 4. Applicant letter dated 12.10.2018 enclosing the receipt for payment.
 5. G.O.Ms.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 part revision of approved layout by amalgamation of 80 No. of industrial plots bearing Nos.70 to 149, Public Purpose plots bearing Nos.I to XV & Future Plotting portion and re-subdivision of the same in to 286 No. of industrial plots (for Non-Hazardous Green / Orange Industries up to 200 H.P.) lying in the approved Industrial Layout (Non Hazardous) sanctioned vide PPD/LO.No.24/2015 comprised in part of S.Nos.22, 23 (as per patta 23/1), 24, 25, 26/2, 27/1 & 3, 51/1 (51/1A1A as per patta), 53, 54, 55/1, 2 & 3, 56, 57/1, 2, 3 & 4, 58/1, 3 & 4, 59/1, 60/1, 61, 62, 63, 64, 65, 66/1, 67/1, 68, 69, 70 and 71 of Chinna Sekkadu Village, Thiruvottiyur Taluk, Thiruvallur District was examined and layout 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, CHDA primarily considers only the aspect on whether the applicant prime facta 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 (prime right (or) title) title over the property holding 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 CHDA is not the competent authority to decide on this matter.

3. The applicant has remitted the charges / fees as per the demand in the reference 4th cited to this office in the reference 3rd cited as per the following details:

| Description of charges | Amount | Receipt No. & Date |
|-------------------------------|--------------|-------------------------------------|
| Scrutiny Fee | Rs. 15,000/- | W-008212 dated 08.10.2018 |
| Layout Preparation charges | Rs. 87,000/- | W-008213 dated 12.10.2018 |
| Contribution to Flag Day Fund | Rs. 500/- | 2567954 to 2567958 dated 12.10.2018 |

4. The approved plan is numbered as PFD/LO. No. 63/2018. Three copies of part revision layout plan and planning permit No. 11598 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 3rd & 4th cited.

Yours faithfully,



for Principal Secretary /
Member Secretary



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- Enc: 1. 3 copies of layout 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).

Copies to: 1. M/s Future Polyesters Ltd.
No.1, Kamarajar Salai,
Marai, Chennai - 600 048.



2. The Deputy Runner,
Master Plan Division, CHDA, Chennai 6.
(along with a copy of approved part revision layout plan)
3. Stock file / Spare Copy