



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Letter No.L1/19443/2018

Dated: 12.02.2020

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 79 No. of regular industrial plots bearing Nos.70 to 75 part,
77 to 149, Public Purpose plots bearing Nos. I to XV & Future
Plotting portion and re-subdivision of the same in to 282 No. of
industrial plots (for Non-Hazardous Green / Orange Industries
up to 200 H.P.) and conversion of Public Health Centre site in
to Commercial site & conversion of Industrial plots bearing
Nos.75 part & 76 in to Public Health Centre all 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. Greater Chennai Corporation, K.M.S.T.

- Ref:
1. PPA received in APU No.L/2018/000269 dated 29.10.2018.
 2. PP for industrial layout approved vide PPD/LO No.24/2015 in letter No.L1/8867/2014 dated 08.07.2015.
 3. PP for part revision layout approved vide PPD/LO No.63/2018 in letter No.L1/18228/2018 dated 15.10.2018.
 4. This office DC advice letter even no. dated 16.11.2018 addressed to the applicant.
 5. Applicant letter dated 12.09.2019 enclosing the receipt for payment.
 6. This office letter even No. dated 23.09.2019 addressed to the applicant.
 7. Applicant letter dated 26.09.2019.
 8. Minutes of the CSO Meeting held on 02.12.2019.
 9. This office letter even No. dated 12.12.2019 addressed to the applicant.
 10. Applicant letter dated 16.12.2019 & 27.12.2019.
 11. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 12. 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 79 No. of regular industrial plots bearing Nos.70 to 75 part, 77 to 149, Public Purpose plots bearing Nos. I to XV & Future Plotting portion and re-subdivision of the same in to 282 No. of industrial plots (for Non-Hazardous Green / Orange Industries up to 200 H.P.) and conversion of Public Health Centre site in to Commercial site & conversion of



Industrial plots bearing Nos.75 part & 76 in to Public Health Centre all 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.

Cardater Chennai Corporation Ltd

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 as per the demand in the reference 5th cited to this office in the reference 4th cited as per the following details:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee 25,000/-	Rs.5,11,500/-	B-008231 dated 08.10.2018
Layout Preparation charges 2000/-	Rs. 87,000/-	B-008273 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 **PPD/LO. No. 13/2020 dated 12.02.2020**. Three copies of part revision layout plan and planning permit **No.12775** 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 11th & 12th cited.

6. The part revision layout already sanctioned in the site under reference vide PPD/LO No.63/2018 dated 15.10.2018 stands cancelled.

Yours faithfully,

O/C

for Member Secretary

2/5

11/02/2020

11/02/2020

Encl: 1. 3 copies of part revision layout plan.

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).

