



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
Phone : 28414855 Fax: 91-044-28548416  
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**Letter No. L1/4854/2019**

**Dated: 6.12.2019**

To

**The Commissioner**

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

**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed conversion of Public Purpose site into commercial use and sub-division of the same into 3 No. of Plots bearing Plot No.R-64, Manali Phase-I scheme developed by TNHB comprised in S.No.256 part of Kadapakkam Village, Madhavaram Taluk, Thiruvallur District, Greater Chennai Corporation limit– Approved - Reg.

- Ref:
1. PPA forwarded by the Superintending Engineer, Works Department, Greater Chennai Corporation in letter W.D.C.No.D1/SD/WDCN02/00120/2019 dated 15.03.2019.
  2. This office letter even No. dated 26.03.2019 addressed to the applicant.
  3. Applicant letter dated 28.03.2019 & 16.05.2019.
  4. This office letter even No. dated 06.06.2019 addressed to the E.E. & ADO, TNHB, Anna Nagar Division.
  5. The E.E. & ADO, TNHB, Anna Nagar Division letter No.ANA.II.3 1076/2015 dated 26.06.2019.
  6. This office letter even No. dated 08.08.2019 addressed to the E.E. & ADO, TNHB, Anna Nagar Division.
  7. The E.E. & ADO, TNHB, Anna Nagar Division letter No.ANA.II.3 1076/2015 dated 03.09.2019.
  8. This office letter even No. dated 01.10.2019 addressed to the applicant.
  9. Applicant letter dated 21.10.2019.
  10. This office DC Advice letter even No. dated 22.11.2019 addressed to the applicant.
  11. Applicant letter dated 25.11.2019 enclosing the receipts for payments.
  12. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  13. 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 site into commercial use and sub-division of the same into 3 No. of Plots bearing Plot No.R-64, Manali Phase-I scheme developed by TNHB comprised in S.No.256 part of Kadapakkam Village, Madhavaram Taluk, Thiruvallur District, Greater Chennai Corporation limit was examined and layout 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 11<sup>th</sup> cited as called for in this office letter 10<sup>th</sup> cited respectively:

| Description of charges        | Amount     | Receipt No. & Date         |
|-------------------------------|------------|----------------------------|
| Scrutiny fee                  | Rs.1,300/- | B-0010249 dated 28.03.2019 |
| Development charge            | Rs.5,000/- | B-0014966 dated 22.11.2019 |
| Layout Preparation charges    | Rs.1,500/- |                            |
| Contribution to Flag Day Fund | Rs.500/-   | 781002 dated 22.11.2019    |

4. The approved plan is numbered as **PPD/LO.No.130/2019** dated . . . .2019. Three copies of conversion cum sub-division plan and planning permit **No.12752** 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 12<sup>th</sup> & 13<sup>th</sup> cited.

Yours faithfully,

olc

for Chief Planner, MSB/Layout

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

- Copy to:
1. Thiru.S.P.Munusamy,  
D.No.11, TVK Link Road,  
Krishnamurthy Nagar,  
Chennai – 600 118.
  2. The Deputy Planner,  
Master Plan Division,  
CMDA, Chennai-8.  
(along with a copy of conversion cum sub-division  
plan).
  3. Stock file /Spare Copy.

