



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
Phone : 28414855 Fax: 91-044-28548416  
E-mail: [mscmda@tn.gov.in](mailto:mscmda@tn.gov.in)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

**Letter No. L1/6917/2020**

**Dated: 27.10.2020**

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

**Sir,**

- Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed re-designation of Shop plots bearing Nos.1, 2, 3, 4 & 5 into residential plots with continuing Nos. as 121 to 125 lying in approved layout PPD/LO No.113/2019 comprised in Old S.No.236/3A part, T.S.No.3 part, Ward-I, Block No.68 of Padi Village, Ambattur Taluk, Chennai District, Greater Chennai Corporation limit – Approved - Reg.
- Ref: 1. Planning Permission Application for re-designation of Shop Plots into residential plots received in APU No.L1/2020/000118 dated 29.07.2020.  
2. Layout of house sites approved vide PPD/LO.No.113/2019 in letter No.L1/19378/2018-1 dated 21.10.2019.  
3. This office letter even No dated 15.09.2020 addressed to the applicant.  
4. Applicant letter dated 17.09.2020.  
5. This office DC Advice letter even No. dated 19.10.2020 addressed to the applicant.  
6. Applicant letter dated 22.10.2020 enclosing the receipt 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 re-designation of Shop plots bearing Nos.1, 2, 3, 4 & 5 into residential plots with continuing Nos. as 121 to 125 lying in approved layout PPD/LO No.113/2019 comprised in Old S.No.236/3A part, T.S.No.3 part, Ward-I, Block No.68 of Padi Village, Ambattur Taluk, Chennai District, Greater Chennai Corporation limit was examined and part sub-division 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 in the reference 6<sup>th</sup> cited has remitted the following charges / fees as called for in this office letter 5<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.1,300/-	B-0016709 dated 16.07.2020
Layout Preparation charge	Rs.4,000/-	B-0017638 dated 22.10.2020
Flag Day Fund	Rs.500/-	0005525 dated 22.10.2020

4. The approved plan is numbered as **PPD/LO. No.100/2020 dated 27.10.2020**. Three copies of sub-division plan and planning permit **No.13862** 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  
27/10/20

2/5

for Chief Planner, Layout

24/10/2020

24/10/2020

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

- Copy to:
1. M/s.VGN Homes Pvt. Ltd.,  
Represented by its Director  
Thiru.B.R.Nanadakumar,  
PoA on behalf of  
M/s.Guruswamy Naidu & Co. Pvt. Ltd.,  
Represented by its Director Thiru.N.Baskar,  
No.333, Poonamallee High Road,  
Aminjikarai, Chennai – 600 029
  2. The Deputy Planner,  
Master Plan Division,  
CMDA, Chennai-8.  
(along with a copy of approved sub-division plan).
  3. Stock file /Spare Copy

2/11/2020