



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. L1/8540/2018

Dated: 16.08.2018

To
The Commissioner
St. Thomas Mount Panchayat Union
@ Chitlapakkam
Chennai – 600 064.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Conversion of the Public Purpose Plot Nos.I & II lying in CMDA Approved Layout PPD/LO No.04/2017 and sub-division of the same into 10 Plots comprised in S.Nos.311/3 part & 439/2B part of Perumbakkam Village, Sholinganallur Taluk, Kancheepuram District, St. Thomas Mount Panchayat Union Limit – Approved - Reg.

- Ref:
1. PPA received in APU No. L1/2018/000091 dated 15.05.2018.
 2. Layout proposal approved vide PPD/LO No.04/2017 in letter No.L1/10815/2013 dated 23.02.2017.
 3. This office letter even No. dated 20.06.2018 addressed to the applicant.
 4. Applicant letter dated 02.07.2018.
 5. This office letter even No. dated 12.07.2018 addressed to the applicant.
 6. This office DC advice letter even No. dated 30.07.2018 addressed to the applicant.
 7. Applicant letter dated 24.07.2018.
 8. Applicant letter dated 01.08.2018 enclosing the receipt of payments.
 9. G.O.No.112, H&UD Department dated 22.06.2017.
 10. Secretary (H & UD and TNRERA) Letter No. TNRERA/ 261/ 2017, dated 09.08.2017.

The proposal received in the reference 1st cited for Conversion of the Public Purpose Plot Nos.I & II lying in CMDA Approved Layout PPD/LO No.04/2017 and sub-division of the same into 10 Plots comprised in S.Nos.311/3 part & 439/2B part of Perumbakkam Village, Sholinganallur Taluk, Kancheepuram District, St. Thomas Mount Panchayat Union Limit 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, CMDA primarily considers only the aspect on whether the applicant prima facie has a right to carry out development on the site under reference.

3. 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.

4. The applicant in the reference 8th cited has remitted the following charges / fees as called for in this office letter 6th cited:

| Description of charges | Amount | Receipt No. & Date |
|---------------------------|-------------|---------------------------|
| Scrutiny Fee | Rs. 2,500/- | B-007262 dated 14.05.2018 |
| Layout Preparation charge | Rs. 3,000/- | B-007850 dated 01.08.2018 |
| Flag Day Fund | Rs. 500/- | 634977 dated 01.08.2018 |

5. The approved plan is numbered as **PPD/LO. No.54/2018** dated **16.08.2018**. Three copies of layout plan and planning permit **No.11585** are sent herewith for further action.

6. 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 9th & 10th cited.

Yours faithfully,

OB/c
13/08/2018

for Principal Secretary/
Member Secretary

2/5

13/08/2018

Encl: 1. 3 copies of 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).

Copy to: 1. M/s. Bollineni Developers Limited,
Bollineni Hill Side,
Nookampalayam village,
Perumbakkam Main Road,
Sithalapakkam Post,
Chennai – 600 126.

2. The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved layout plan).

3. Stock file /Spare Copy

13/08/2018