



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
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Web site: www.cmdachennai.gov.in

Letter No.L1/8948/2019

Dated: 17.07.2019

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 - Proposed conversion of School Site into Commercial Site lying in the part approved layout sanctioned by CMDA vide PPD/LO.No.48/2017 comprised in S.No.45/1B of Chinna Sekkadu Village, Thiruvottiyur Taluk, Thiruvallur District – Approved – Reg.

- Ref:
1. Planning Permission Application for conversion of School site into Commercial Site sites received in CMDA vide APU No.L1/2019/000127 dated 31.05.2019.
 2. Layout of Industrial Plots (Non-hazardous) approved vide PPD/LO No.24/2015 in letter No.L1/8867/2014 dated 08.07.2015.
 3. Part revision layout approved vide PPD/LO. No.48/2017 in letter No.L1/12313/2017 dated 28.09.2017.
 4. This office letter even No. dated 10.07.2019 addressed to the applicant.
 5. Applicant letter dated 11.07.2019
 6. This office DC advice letter even no. dated 12.07.2019 addressed to the applicant.
 7. Applicant letter dated 16.07.2019 enclosing the receipt for payment.
 8. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 9. The Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference cited for the part revision of approved layout by conversion of School Site into Commercial Site lying in the part approved layout sanctioned by CMDA vide PPD/LO.No.48/2017 comprised in S.No.45/1B of Chinna Sekkadu Village, Thiruvottiyur Taluk, Thiruvallur District was examined and layout plan has been prepared to satisfy the Tamil Nadu Combined Development and 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 charges / fees as per the demand in the reference 7th cited to this office in the reference 6rd cited as per the following details:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.10,160/-	B-0011965 dated 31.05.2019
Layout Preparation charges	Rs. 2,000/-	B-0012964 dated 16.07.2019
Contribution to Flag Day Fund	RS. 500/-	2761183 to 2761187 dated 16.07.2019

4. The approved plan is numbered as **PPD/LO. No. 78/2019** dated **17.07.2019**. Three copies of part revision layout plan and planning permit **No.12398** 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 8th & 9th cited.

Yours faithfully,

17/7/19.
for Senior Planner, MSB/Layout

Enc: 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.Golden Star Promoters Pvt. Ltd.
Represented by its Director
Tmt. Grace Jayanthi Rani,
No.1, 4th Avenue, Harrington Road,
Chetpet, Chennai – 600 031.

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

3. Stock file /Spare Copy

A-Jani
7-8-19

