

**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. L1/10981/2017****Dt. 9.11.2018**

To.

**The Commissioner**Greater Chennai Corporation,  
Chennai -600003.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Conversion of office cum park site bearing plot no.264-A lies in Korattur Neighborhood Scheme ~~in to residential plot~~ comprised in S.Nos.1229part, 1230part, 1233part & 1245/1part of Korattur village, Neighborhood Scheme from usage of "office cum park site" as per the original layout approved vide No. PP(C)/L.O.No.64/76 sanctioned by CMDA ~~in to park cum residential use~~ for the purpose of construction of residential MSB ~~Greater Chennai Corporation limit~~ - ~~Remittance of Development Charge and other charges~~ - Approved - Reg.

- Ref:
1. Planning Permission Application received vide letter No. AND/Sur/359/83 dated 25.07.2017 from the Executive Engineer & Ado, Anna Nagar Division.
  2. This office letter even no. dated 16.10.2017 addressed to the Executive Engineer & Ado, Anna Nagar Division.
  3. Letter no. AND /Sur/359/83 dated 30.10.2017 from the Executive Engineer & Ado, Anna Nagar Division.
  4. This office letter even no. dated 09.02.2018 addressed to the Executive Engineer & Ado, Anna Nagar Division.
  5. Letter no. AND /Sur/359/83 dated 16.02.2018 and 07.05.2018 from the Executive Engineer & Ado, Anna Nagar Division.
  6. Letter no. AND /Sur/359/83 dated 07.05.2018 and 14.06.2018 from the Executive Engineer & Ado, Anna Nagar Division.
  7. This office letter even no. dated 09.07.2018 addressed to the Executive Engineer & Ado, Anna Nagar Division.
  8. Letter no. AND /Sur/359/83 dated 20.07.2018 and 29.08.2018 from the Executive Engineer & Ado, Anna Nagar Division.
  9. Minutes of the Committee of Senior Officer's Meeting held on 03/10.2018.
  10. This Office DC advice letter even No. dated 15.10.2018 addressed to the applicant.
  11. Applicant letter dated 24.10.2018 enclosing the receipt of payments.
  12. G.O.No.112, H&UD Department dated 22.06.2017.
  13. Secretary (H & UD and TNRERA) Lr. No. TNRERA/ 261/ 2017, dated 09.08.2017.

\*\*\*\*\*



The proposal received in the reference 1<sup>st</sup> cited for the proposed conversion of office cum park site bearing plot no.264-A lies in Korattur Neighborhood Scheme ~~in to residential plot~~ comprised in S.Nos.1229part, 1230part, 1233part & 1245/1part of Korattur village, Neighborhood Scheme from usage of "office cum park site" as per the original layout approved vide No. PP(C)/L.O.No.64/76 sanctioned by CMDA ~~in to park cum residential use~~ for the purpose of construction of residential MSB ~~Greater Chennai Corporation limit~~ was examined and the conversion 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 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:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.3,500/-	B - 007153 dated 27.04.2018
Development charges for land	Rs.11,500/-	B-008335 dated 25.10.2018.
Layout Preparation charges	Rs.500/-	
OSR Charges	Nil	
Contribution to Flag Day Fund	Rs.500/-	2568098 to 2568102 dated 25.10.2018.

5. The approved plan is numbered as **FPD/LO. (TNHB) No. 01/2018**. Three copies of layout plan and planning permit **No.11600** are sent herewith for further action.

6. The park area proposed part of the proposed conversion, shall be handed over to Local Body concerned at the time of Building approval.

7. 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 11<sup>th</sup> & 12<sup>th</sup> cited.

Yours faithfully,

for Principal Secretary /  
Member Secretary

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. The Executive Engineer & Ado,  
Anna Nagar Division,  
Tamil Nadu Housing Board,  
Thirumangalam,  
Chennai - 600101.
2. The Deputy Planner,  
Master Plan Division, CMDA, Chennai-8.  
(along with a copy of approved layout plan)
3. Stock file /Spare Copy

o/c  
02/11/2018

02/11/2018

14/11/18

2/5