



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
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**Letter No.L2/12149/2020**

**Dated: 18.12.2020**

To

The Commissioner  
Greater Chennai Corporation  
Rippon Building,  
Chennai – 600 003.

**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Re-designation of Commercial site bearing Plot Nos.4415-A2 & 4415-B in to Residential site lying in Arignar Anna Nagar Scheme, abutting 6<sup>th</sup> Main Road, Anna Nagar, Chennai-40 comprised in T.S.No.624 part, Block No.2 of Mullam village, Aminjikarai Taluk, Chennai District within Greater Chennai Corporation limit- Approved – Reg.

Ref: 1. PPA for re-designation of Commercial site to Residential site received in letter No. AND/Sur/4764/1996 dated 11.11.2020 from the Executive Engineer & Administrative Officer, Tamil Nadu Housing Board.  
2. This office letter even no. dated 01.12.2020 addressed to the Executive Engineer & Administrative Officer, Tamil Nadu Housing Board.  
3. This office DC Advice letter even No. dated 09.12.2020 addressed to the Executive Engineer & Administrative Officer, Tamil Nadu Housing Board.  
4. The Executive Engineer & Administrative Officer, Tamil Nadu Housing Board letter No.AND/Sur/4764/1996 dated 14.12.2020 enclosing receipt of payments.  
5. G.O.Ms.No.112, H&UD Department dated 22.06.2017.  
6. The The Secretary (H & UD and TNRERA) letter No.TNRERA.

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The proposal received in the reference 1<sup>st</sup> cited for the Re-designation of Commercial site bearing Plot Nos.4415-A2 & 4415-B in to Residential site lying in Arignar Anna Nagar Scheme, abutting 6<sup>th</sup> Main Road, Anna Nagar, Chennai-40 comprised in T.S.No.624 part, Block No.2 of Mullam village, Aminjikarai Taluk, Chennai District within Greater Chennai Corporation limit was examined and the conversion of usage 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.

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 4<sup>th</sup> cited as called for in this office letter 3<sup>rd</sup> cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 5,652/-	B-0017853 dated 12.11.2020
DC for land	Rs.17,000/-	B-0018136 dated 16.12.2020
Layout Preparation charges	Rs.1,000/-	
Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No. (TNHB) G - 02/2020**. Three copies of conversion of usage plan and planning permit **No.13891** 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 5<sup>th</sup> & 6<sup>th</sup> cited.

Yours faithfully,

o/c 18/12/20  
for Chief Planner, Layout 2/5  
& 18/12/2020  
18/12/2020

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

Copy to:

1. Executive Engineer & Administrative Officer,  
Anna Nagar Division,  
Tamil Nadu Housing Board  
Thirumangalam,  
Chennai – 600 101.
2. The Deputy Planner, - M/s 076/2021  
Master Plan Division, CMDA, Chennai-8.  
(along with a copy of approved re-designation of usage plan).
3. Stock file /Spare Copy.