



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.L2/9076/2020

Dated: 8.12.2020

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 3 No. of Nursery School site, a Primary School site and a Vocational Training Centre site (Totally 5 pockets) into Residential site lying in Pallikaranai Pavement Dwellers Scheme Layout approved by CMDA originally vide PP/LO(D).No.3/1995 and revision of layout approved thereafter vide PP/LO(O).No.52/1995 comprised in part of S.No.23/1A3 & 4 of Pallikaranai Village, Sholinganallur Taluk, Chennai District, Greater Chennai Corporation limit- Approved – Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide APU No.L2/2020/000172 dated 16.09.2020.
 2. This office letter even no. dated 21.10.2020 addressed to the Chief Engineer, Tamil Nadu Slum Clearance Board.
 3. The Chief Engineer, Tamil Nadu Slum Clearance Board letter No.SCB/SP/CC/12/04/2020 dated 21.10.2020 & 03.11.2020
 4. This office DC Advice letter even No. dated 01.12.2020 addressed to the Chief Engineer, TNSCB.
 5. The Chief Engineer, TNSCB letter No. SCB/SP/CC/12/04/2020 dated 04.12.2020 enclosing receipt of payments.
 6. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 7. The Secretary (H & UD and TNRERA) letter No.TNRERA /261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the re-designation of 3 No. of Nursery School site, a Primary School site and a Vocational Training Centre site (Totally 5 pockets) into Residential site lying in Pallikaranai Pavement Dwellers Scheme Layout approved by CMDA originally vide PP/LO(D).No.3/1995 and revision of layout approved thereafter vide PP/LO(O).No.52/1995 comprised in part of S.No.23/1A3 & 4 of Pallikaranai Village, Sholinganallur Taluk, Chennai District, 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 5th cited as called for in this office letter 4th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 3,807/- ✓	B-0017298 dated 15.09.2020 ✓
DC for land	Rs.13,000/-	B-0018037 dated 04.12.2020 ✓
Layout Preparation charges	Rs. 3000 500/- ✓	
Flag Day Fund	Rs. 500/- ✓	

4. The approved plan is numbered as ^{TNSCB} **PPD/LO. No. (TNHB) G - 01/2020**. Three copies of conversion of usage plan and planning permit **No.13886** 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 6th & 7th cited.

Yours faithfully,

o/c

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8/12/20

for Chief Planner, Layout

&
07/12/2020

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07/12/2020

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. The Chief Engineer,
Tamil Nadu Slum Clearance Board
No.5, Kamarajar Salai,
Chennai – 600 005.
2. The Deputy Planner, ^{Me 07/12/2020}
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved re-designation of usage plan).
3. Stock file /Spare Copy.