



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. L1/10774/2019

Dated: 6.12.2019

To

The Executive Officer,
Special Grade
Thiruninravur Town Panchayat,
Thiruninravur, Chennai – 602 024.

Sir,

- Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of house sites in S.Nos.169/1A & 1B and 181/1A of Thiruninravur 'A' Village, Avadi Taluk, Thiruvallur District, Thiruninravur Town Panchayat Limit – Approved - Reg.
- Ref: 1. Planning Permission Application for laying out of house sites received in APU No.L1/2019/000151 dated 28.06.2019.
2. This office letter even No. dated 08.07.2019 addressed to the Chief Engineer, PWD, WRD, Chennai region.
3. This office letter even No. dated 19.07.2019 addressed to the applicant.
4. This office letter even No. dated 30.07.2019 addressed to the SRO, Avadi.
5. The SRO, Avadi letter in Rc.No.5/2019 dated 08.08.2019.
6. This office DC Advice letter even No. dated 14.08.2019 addressed to the applicant.
7. Applicant letter dated 16.08.2019 enclosing the receipts for payments.
8. This office letter even No.-1 dated 26.08.2019 addressed to the Executive Officer, Thiruninravur Town Panchayat enclosing the Skeleton Plan.
9. This office letter even No.-2 dated 26.08.2019 addressed to the Superintending Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO enclosing the Skeleton Plan.
10. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-007825-I- Thiruninravur-A/2019 dated 24.09.2019.
11. The Executive Officer, Thiruninravur Special Grade Town Panchayat letter Rc.No.578/2019 dated 22.10.2019 enclosing a copy of Gift deed for handing over of the Road space and PP site (0.5% area) registered as Doc. No.14733/2019 dated 16.10.2019 @ SRO, Avadi.
12. The Superintending Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO letter No.SE / CEDC / CGL /AEE / GL / CHD /F:Land/ D No.931/2019 dated 18.10.2019 enclosing a copy of Gift deed for handing over of the balance PP site (0.5% area) registered as Doc. No.14732/2019 dated 16.10.2019 @ SRO, Avadi.
13. Applicant letter dated 03.12.2019.
14. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
15. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the proposed layout of house sites in Laying out of house sites in S.Nos.169/1A & 1B and 181/1A of Thiruninravur 'A' Village, Avadi Taluk, Thiruvallur District, Thiruninravur Special Grade Town Panchayat Limit 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 following charges / fees in the reference 7th cited as called for in this office letter 6th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee ✓	Rs.11,500/- ✓	B-0012527 dated 27.06.2019 ✓
Development charge ✓	Rs.25,000/- ✓	B-0013590 dated 16.08.2019 ✓
Layout Preparation charges ✓	Rs.20,000/- ✓	
OSR Charge (for 185 sq.m.) ✓	Rs.9,38,000/- ✓	649718 dated 16.08.2019 ✓
Contribution to Flag Day Fund ✓	Rs. 500/- ✓	

4. The approved plan is numbered as **PPD/LO. No. 131/2019 dated 6.12.2019**. Three copies of layout plan and planning permit **No.12753** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan and compliance of all the conditions stipulated by PWD in their letter No.DB/T5(3)/F-007825-I-Thiruninravur-A/2019 dated 24.09.2019 and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning and release of the layout.

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 14th & 15th cited.

Yours faithfully,

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11/12/19

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for Chief Planner, MSB/Layout

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

Copy to: 1. Thiru.K.Rajavelu,
No.10, 3rd Cross Street,
Krishnapuram,
Thiruninravur - 602 024.



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2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).
3. The Chief Engineer,
WRD, Chennai Region (PWD),
Chepauk, Chennai – 600 005.
(along with a copy of approved layout plan
for monitoring the compliance of the
conditions stipulated in the NOC in ref.10th
cited).
4. **The Superintending Engineer,**
Chengalpattu Electricity Distribution Circle,
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
No.130, GST Road (opposite to New Bus Stand),
Chengalpattu – 603 001.
(along with a copy of approved layout plan).
5. Stock file /Spare Copy

