



Letter No. L1/11745/2017-1

Dated: 24.11.2017

To
The Executive Officer,
Thirunindravur Town Panchayat,
Thirunindravur,
Chennai – 602 024.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission –
Layout of house sites in S.No.182/2 of Thirunindravur 'A' Village,
Avadi Taluk, Thiruvallur District, Thirunindravur Town Panchayat
limit – Approved - Reg.

- Ref:
1. PPA received in APU No. L1/2017/000574 on 16.08.2017.
 2. Applicant letter dated 11.09.2017 & 20.09.2017.
 3. This office DC advice letter even No. dated 12.10.2017 addressed to the applicant.
 4. Applicant letter dated 16.10.2017 enclosing the receipts for payments.
 5. This office letter even No. dated 17.10.2017 addressed to the Executive Officer, Thirunindravur Town Panchayat.
 6. The Executive Officer, Thirunindravur Town Panchayat letter Na.Ka.No.421/2017 dated 27.10.2017 enclosing the Gift Deed for Road registered as Document No.9925/2017 dated 24.10.2017 @ SRO, Avadi.
 7. G.O.No.112, H&UD Department dated 22.06.2017.
 8. Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017, dated 09.08.2017.

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The proposal received in the reference 1st cited for the proposed laying out of house sites in S.No.182/2 of Thirunindravur 'A' Village, Avadi Taluk, Thiruvallur District, Thirunindravur Town Panchayat limit was examined and layout 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 4th cited as called for in this office letter 3rd cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 16,500/-	B-005330 dated 16.08.2017 ✓
Development Charge for land	Rs. 31,000/- ✓	B-005832 dated 16.10.2017 ✓
Layout Preparation charges	Rs. 18,500/- ✓	
Contribution to Flag Day Fund	Rs. 500/- ✓	339176, dated 16.10.2017 ✓

4. The approved plan is numbered as **PPD/LO. No.55/2017**. Three copies of layout plan and planning permit **No.11522** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan before sanctioning 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 order in the reference 7th & 8th cited.

Yours faithfully,

23/11/17
23/11/17
for MEMBER SECRETARY
23/11/2017
23/11/2017
2/6

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. Thiru.K.Rakesh Kumar,
No.115, Arcot Road,
Virugambakkam,
Chennai – 600 092.

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

3. Stock file /Spare Copy