



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. L1/15894/2018

Dated: 27.05.2019

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission –
Laying out of house sites in S.No.156/8 of Thiruninravur-A Village,
Avadi Taluk, Thiruvallur District, Thiruninravur Town Panchayat limit –
Approved - Reg.

- Ref:
1. The Layout proposal received in CMDA vide APU No.L1/2018/000194 dated 14.08.2018.
 2. This office letter even No. dated 14.09.2018 addressed to the CE, WRD, PWD, Chennai Region.
 3. This office letter even no. dated 26.09.2018 addressed to the applicant.
 4. This office DC Advice letter even No. dated 12.10.2018 addressed to the applicant.
 5. Applicant letter dated 22.10.2018.
 6. This office letter even No. dated 16.11.2018 addressed to the applicant.
 7. Applicant letter dated 04.01.2019 enclosing the receipt of payments.
 8. This office letter even No. dated 21.01.2019 addressed to the applicant.
 9. Applicant letter dated 21.03.2019 enclosing the copy of C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-I-Thiruninravur-A/2019 dated 18.03.2019.
 10. This office letter even no. dated 04.04.2019 addressed to the Executive Officer, Thiruninravur Town Panchayat enclosing the skeleton plan.
 11. The Executive Officer, Thiruninravur Special Grade Town Panchayat letter Rc.No.163/2019 dated 10.05.2019 enclosing a copy of Gift deed for Road area registered as Doc.No.6434/2019 dated 07.05.2019 @ SRO, Avadi.
 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 1st cited for the proposed laying out of house sites in S.No.156/8 of Thiruninravur-A Village, Avadi Taluk, Thiruvallur District, Thiruninravur 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.

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 7th cited as called for in this office letter 4th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.3,500/-	B 007925 dated 14.08.2018
Development charges for land	Rs.9,000/-	B 008598 dated 03.12.2018
Layout Preparation charges	Rs.6,500/-	
Balance Scrutiny Fee	Rs.700/-	
Contribution to Flag Day Fund	RS. 500/-	2568609 to 2568613 dated 03.12.2018

5. The approved plan is numbered as **PPD/LO. No.64/2019** dated **27.05.2019**. Three copies of layout plan and planning permit **No.12383** are sent herewith for further action.

6. 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-I-Thiruniravur-A/2019 dated 18.03.2019 and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning and release of the layout.

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 13th & 14th cited.

Yours faithfully,

o/c

[Signature]
27/5/19
for Senior Planner, MSB

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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).

[Signature]
27/5/19

[Signature]
27/05/2019

Copy to: 1. Thiru.B.S.Mohan,
Director, M/s.Melongos India Private Limited,
No.16, First Main Road, Lenin Nagar,
Ambathur, Chennai – 600 053.
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. 9th cited).
4. Stock file /Spare Copy