



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
Phone : 28414855 Fax: 91-044-28548416  
E-mail: [mscmda@tn.gov.in](mailto:mscmda@tn.gov.in)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No. L1/16736/2016

Dated: 28.02.2018

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.155/2 & 3 of Thirunindravur 'A'  
Village, Avadi Taluk, Thiruvallur District, Thirunindravur Town  
Panchayat limit – Approved - Reg.

- Ref:
- ✓ 1. PPA received in APU No.L1/2016/000763 dated 03.11.2016.
  - ✓ 2. This office letter even No. dated 29.11.2016 addressed to the Chief Engineer, WRD, Chennai Region (PWD).
  - ✓ 3. This office reminder letter even No. dated 24.03.2017 addressed the Chief Engineer, WRD, Chennai Region (PWD).
  - ✓ 4. This office letter even No. dated 24.03.2017 addressed to the applicant.
  - ✓ 5. The Chief Engineer, WRD, Chennai Region (PWD) letter No.DB/T5(3)/F-I&C-Thirunindravur-A/2016, dated 22.03.2017.
  - ✓ 6. Applicant letter dated 07.06.2017 & 31.10.2017.
  - ✓ 7. This office letter even No. dated 15.11.2017 addressed to the SRO, Avadi.
  - ✓ 8. SRO, Avadi letter Rc.No.10/2017 dated 17.11.2017.
  - ✓ 9. This Office DC advice letter even No. dated 05.12.2017 addressed to the applicant.
  - ✓ 10. Applicant letter dated 15.12.2017 enclosing the receipt of payments.
  - ✓ 11. This office letter even No. dated 29.12.2017 addressed to the Executive Officer, Thirunindravur Town Panchayat.
  - ✓ 12. The Executive Officer, Thirunindravur Town Panchayat letter Rc.No.07/2018 dated 25.01.2018 enclosing the Gift Deed for Road registered as Document No.259/2018 dated 10.01.2018 @ SRO, Avadi.
  - ✓ 13. G.O.No.112, H&UD Department dated 22.06.2017.
  - ✓ 14. Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1<sup>st</sup> cited for the proposed laying out of house sites in S.No.155/2 & 3 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 10<sup>th</sup> cited as called for in this office letter 9<sup>rd</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 9,650/-	B-002660, dated 31.10.2016
Development Charge for land	Rs. 20,000/-	B-006226 dated 15.12.2017
Layout Preparation charges	Rs. 12,000/-	
OSR charges (for 155 sq.m.)	Rs.7,85,000/-	
Contribution to Flag Day Fund	Rs. 500/-	0666983 to 0666987 dated 15.12.2017

4. The approved plan is numbered as **PPD/LO. No.17/2018**. Three copies of layout plan and planning permit **No.11548** 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 the PWD in the reference 5<sup>th</sup> cited before sanctioning the layout, including the provision of storm water drain.

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 13<sup>th</sup> & 14<sup>th</sup> cited.

o/c  
28/02/2018  
Yours faithfully,  
28/02/2018  
for MEMBER SECRETARY

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).

28/02/2018  
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Copy to: 1. Tvl.M.Kandasamy &  
K.Jayalakshmi,  
No.124, Mettu Street,  
Thiruninravur,  
Chennai – 602 024.

2. The Deputy Planner, *A. Lashmi 9.3.18*  
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).

4. Stock file /Spare Copy