



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. L1/17076/2018

Dated: 01.01.2019

To
The Commissioner
Poonamallee Panchayat Union.
Poonamallee,
Chennai – 600056.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of house sites in S.Nos.451/5, 452/1 & 529/2 of Thiruninravur 'B' village, Avadi Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit.– Approved - Reg.

- Ref:
1. The Layout proposal received in CMDA vide APU No. L1/2018/000226 dated 11.09.2018.
 2. This office letter even No. dated 26.09.2018 addressed to the C.E., PWD, WRD, Chennai Region.
 3. This office letter even No. dated 26.10.2018 addressed to the SRO, Avadi.
 4. Letter from the SRO, Avadi in Rc.No.1026/2018 dated 29.10.2018.
 5. The Chief Engineer, PWD, WRD, Chennai Region letter No. DB/T5 (3) I – Thiruninravur – II /2018/M dated 29.10.2018.
 6. This Office DC advice letter even No. dated 02.11.2018 addressed to the applicant.
 7. Applicant letter dated 22.11.2018 enclosing the receipt of payments.
 8. This office letter even no. dated 03.12.2018 addressed to the Commissioner Poonamallee Panchayat Union enclosing the skeleton plan.
 9. The Commissioner, Poonamallee Panchayat Union letter RC. No. 4963/A3/2018 dated 19.12.2018 enclosing the Gift Deed for road area registered as Doc. No.14978/2018 dated 13.12.2018 @ SRO, Avadi.
 10. G.O.No.112, H&UD Department dated 22.06.2017.
 11. 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.Nos.451/5, 452/1 & 529/2 of Thiruninravur 'B' village, Avadi Taluk, Thiruvallur District, Poonamallee Panchayat Union 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 claims 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 6th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.9,969/-	B 008091 dated 07.09.2018
Development charges for land	Rs.20,500/-	B 008499 dated 22.11.2018
Layout Preparation charges	Rs.15,500/-	
OSR charges	Rs.13,89,000/-	
Contribution to Flag Day Fund	RS. 500/-	2568484 to 2568488 dated 22.11.2018

5. The approved plan is numbered as **PPD/LO. No.05/2019** dated **4.01.2019**. Three copies of layout plan and planning permit **No.12322** 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) I – Thiruninravur – II /2018/M dated 29.10.2018 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 10th & 11th cited.

Yours faithfully,

o/c
M. S. S.
4/1/19

for Principal Secretary / 2/5
Member Secretary
04/01/2019

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.C.Thanigaimalai,
No.400, Mettu Street,
Rajangkuppam,
Thiruninravur - 602 024.
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. 5th cited).
4. Stock file /Spare Copy.

2/1/19