



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
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Egmore, Chennai - 600 008  
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**Letter No. L1/2089/2017 - 1**

**Dated: .06.2018**

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



Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Layout of house sites in S.Nos:147/2A, 2B, 4 & 6 and 148/3 part 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. L1/2017/ 000096 dated 14.02.2017.
  2. This office letter even no. dated 06.03.2017 addressed to the Chief Engineer, PWD, WRD, Chennai region.
  3. The Chief Engineer, WRD, Chennai Region (PWD) in letter No. DB/T5/(3)/F-I – Thiruninravur – A / 2017 dated 02.06.2017.
  4. This office DC advice letter even no. letter dated 29.01.2018 addressed to the applicant.
  5. Applicant letter dated 02.02.2018 enclosing the receipt of payments.
  6. This office letter even no. dated 13.02.2018 addressed to the Executive Officer, Thiruninravur Town Panchayat,
  7. The Executive Officer, Thiruninravur Town Panchayat letter Rc. No.67/2018 dated 21.05.2018 enclosing the Gift Deed registered as Doc. No.4057/2018 dated 24.04.2018 @ SRO Avadi.
  8. This office letter even no. letter dated 12.06.2018 addressed to the applicant.
  9. Applicant letter dated 14.06.2018.
  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.

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The proposal received in the reference 1<sup>st</sup> cited for the proposed Layout of house sites in S.Nos:147/2A, 2B, 4 & 6 and 148/3 part 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 5<sup>th</sup> cited as called for in this office letter 4<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 27,000/-	B 003573 dated 14.02.2017
Development charges for land	Rs.52,500/-	B 006545 dated 02.02.2018
Layout Preparation charges	Rs.30,000/-	
Contribution to Flag Day Fund	RS. 500/-	B 006546 dated 02.02.2018

5. The approved plan is numbered as **PPD/LO. No. 44/2018**. Three copies of layout plan and planning permit **No.11574** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan before sanctioning 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 10<sup>th</sup> & 11<sup>th</sup> cited.

Yours faithfully,

for Principal Secretary/  
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).

Copy to:

1. M/s. Creative Homes Pvt, Ltd., & 2others,  
No.94, Nehru Bazaar,  
Avadi, Chennai – 600054.
2. The Deputy Planner,  
Master Plan Division, CMDA, Chennai-8.  
(along with a copy of approved layout plan).
3. The Chief Engineer,  
PWD, WRD, Chennai Region,  
Chepauk, Chennai – 600 005.  
(along with a copy of approved layout plan).
4. Stock file /Spare Copy