

**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008

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E-mail: mcmda@tn.gov.in

Web site: www.cmdachennai.gov.in

Letter No. L1/2868/2018

Dated: 27.10.2018

To

The Executive Officer,

Thiruninravur Town Panchayat,
Thiruninravur,
Chennai - 602 024.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission -
Layout of house sites in S.No.182/4 of Thiruninravur 'A' Village,
Avadi Taluk, Thiruvallur District, Thiruninravur Town Panchayat
limit - Approved - Reg.

- Ref: 1. PPA received in APU No.L1/2018/000028 dated 19.02.2018.
2. The Tahsildar, Avadi Taluk No Objection Certificate issued vide reference No.D.Dis.303/2018/B1 dated 14.02.2018 for construction of culvert across the channel.
3. This office letter even No. dated 25.05.2018 addressed to the applicant.
4. Applicant letter dated 29.05.2018 & 11.06.2018.
5. This office letter even No. dated 12.06.2018 addressed the SRO, Avadi.
6. Letter R.C.No.01/2018 dated 21.06.2018 received from the SRO, Avadi.
7. This Office DC advice letter even No. dated 27.06.2018 addressed to the applicant.
8. Applicant letter dated 15.12.2018 enclosing the receipt of payments.
9. This office letter even No. dated 18.07.2018 addressed to the Executive Officer, Thiruninravur Town Panchayat.
10. The Executive Officer, Thiruninravur Town Panchayat letter Rc.No.67/2018 dated 10.09.2018 enclosing the Gift Deed for Road registered as Document No.9944/2018 dated 27.08.2018 @ SRO, Avadi.
11. G.O.Ms.No. 112, H&UD Department dated 22.06.2017.
12. The Secretary (H & UD and TNRERA) Letter 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.182/4 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.

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 8th cited as called for in this office letter 7th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 5,200/- ✓	B-006709 dated 19.02.2018 ✓
Development Charge for land	Rs. 10,500/- ✓	B-007642 dated 05.07.2018 ✓
Layout Preparation charges	Rs. 9,000/- ✓	
OSR charges	Rs.12,62,500/-	
Contribution to Flag Day Fund	Rs. 500/- ✓	634895 dated 05.07.2018 ✓

4. The approved plan is numbered as **PPD/LO. No.66/2018**. Three copies of layout plan and planning permit **No.11597** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan and to obtain NOC from PWD for construction of culvert 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 orders in the reference 11th & 12th cited.

Yours faithfully

17/10/2018

24/10/18

for Principal Secretary /
Member Secretary

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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).

Copy to: 1. Thiru.S.Yogeshwaran, GPOA
on behalf of Thiru.K.Rakesh Kumar
No.14, Dhanalakshmi Nagar 2nd Street,
Porur, Chennai - 600 116.

A. Laxmi
30.6.18

2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).
3. Stock file /Spare Copy