



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Letter No. L1/6023/2020

Dated: 10.10.2020

To

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Sub-division of house sites in S.No.205/2 of Thiruninravur 'A' Village, Avadi Taluk, Thiruvallur District, Thiruninravur Special Grade Town Panchayat Limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No. L1/2020/000100 dated 06.07.2020.
 2. This office letter even No. dated 13.07.2020 addressed to the C.E., PWD, WRD, Chennai Region.
 3. This office letter even No. dated 28.07.2020 addressed to the applicant.
 4. This office DC Advice letter even No. dated 04.08.2020 addressed to the applicant.
 5. Applicant letter dated 05.08.2020 enclosing the receipt for payments.
 6. This office letter even No. dated 06.08.2020 addressed to the Executive Officer, Thiruninravur Town Panchayat enclosing the Skeleton Plan.
 7. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-I-Thiruninravur-A Village-II/2020/M dated 10.08.2020.
 8. The Executive Officer, Thiruninravur Special Grade Town Panchayat letter Rc.No.54/2020/A2 dated 28.09.2020 enclosing a copy of Gift deed for handing over of the Road space registered as Doc.No.8477/2020 dated 25.09.2020 @ SRO, Avadi.
 9. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 10. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the proposed sub-division of house sites in S.No.205/2 of Thiruninravur 'A' Village, Avadi Taluk, Thiruvallur District, Thiruninravur Special Grade Town Panchayat Limit was examined and sub-division plan has been prepared to satisfy the Tamil Nadu Combined Development and Building Rules, 2019 requirements and approved.

2. Issuance of Planning Permission by CMDA under the statutory provisions does not confer 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 5th cited as called for in this office letter 4th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.2,007/-	B-0016597 dated 29.06.2020
Development charge	Rs.8,000/-	B-0016874 dated 05.08.2020
Layout Preparation charges	Rs.4,000/-	
Contribution to Flag Day Fund	Rs.500/-	0005371 dated 05.08.2020

4. The approved plan is numbered as **PPD/LO. No. 82/2020 dated 5.10.2020**. Three copies of sub-division plan and planning permit **No.13844** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the sub-division plan and compliance of the conditions stipulated in the PWD remarks in the reference 7th cited and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning and release of the sub-division.

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 9th & 10th cited.

Yours faithfully,

dc *Hg* 10/20 2/5
for Chief Planner, Layout

- Encl: 1. 3 copies of sub-division plan.
2. Planning permit in duplicate
(with the direction not to use the logo of CMDA in the sub-division plan since the same is registered).

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- Copy to: 1. Tmt.K.Sailakshmi,
Co-land owner and GPA of Tvl.R.Kesavan,
K.Dhavaselvi, K.Santhanakrishnan & T.N.Arumugam,
No.28, Ellayamman Koil Street,
Thiruninravur, Chennai - 602 024.
2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved sub-division plan).
3. The Chief Engineer,
WRD, Chennai Region (PWD),
Chepauk, Chennai - 600 005.
(along with a copy of approved sub-division plan for monitoring the compliance of the conditions stipulated in the NOC in ref. 7th cited).
4. Stock file /Spare Copy

10/10/2020

