



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. L1/6025/2020

Dated: 24 .09.2020

To

The Commissioner,
Poonamallee Panchayat Union,
Poonamallee,
Chennai – 600 056.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of house sites in S.No.440/7A, 7B, 10 & 11 of Thiruninravur - B Village, Avadi Taluk, Thiruvallur District, Poonamallee Panchayat Union limit – Approved - Reg.

Ref: 1. Planning Permission Application for laying out of house sites received in APU No. L1/2020/000102 dated 06.07.2020.
2. This office letter even No. dated 13.07.2020 addressed to the Chief Engineer, PWD, WRD, Chennai region.
3. This office letter even No. dated 06.08.2020 addressed to the applicant.
4. Applicant letter dated 17.08.2020.
5. This office DC Advice letter even No. dated 19.08.2020 addressed to the applicant.
6. Applicant letter dated 21.08.2020 enclosing the receipt for payments.
7. This office letter even No.-1 dated 21.08.2020 addressed to the Commissioner, Poonamallee Panchayat Union enclosing the Skeleton Plan.
8. The Commissioner, Poonamallee Panchayat Union letter Rc.No.1430/2020/A3 dated 07.09.2020 enclosing a copy of Gift deed for handing over of the Road space and PP-1 & 2 site registered as Doc.No.6765/2020 dated 27.08.2020 @ 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.

Handwritten notes:
30 The CE, PWD, WRD, Chennai Region
Letter No. DB (75(3)/F-1-Thiruninravur -
B Village - 11/2020 (M) / 12-08-2020

The proposal received in the reference 1st cited for the proposed layout of house sites in Laying out of house sites in S.No.440/7A, 7B, 10 & 11 of Thiruninravur - B Village, Avadi Taluk, Thiruvallur District, Poonamallee Panchayat Union limit was examined and layout 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 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 ⁷6th cited as called for in this office letter ⁶6th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.6,200/-	B-0016595 dated 29.06.2020
Development charge	Rs.18,000/-	B-0017039 dated 21.08.2020
Layout Preparation charges	Rs.12,000/-	
Regularization charge	Rs.50,000/-	
Balance scrutiny fee	Rs. 500/-	
Contribution to Flag Day Fund	Rs. 500/-	0005402 dated 21.08.2020

4. The approved plan is numbered as **PPD/LO. No.78/2020 dated 09.09.2020**. Three copies of layout plan and planning permit **No.13840** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan and compliance of the conditions stipulated in the PWD remarks in the reference ²2nd cited and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning and release of the layout, before sanctioning and release of 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 ⁹9th & ¹⁰10th cited.

Yours faithfully,

for Chief Planner, Layout

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

- Copy to: 1. Thiru.J.Jeevanandam, Power Agent on behalf of Tvl.Tychicas, Glory Tychicas & B.Yohanandan, No.9/16, Krishnan Koil Street, Thiruninravur, Chennai - 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. ²2nd cited).

o/c

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A. Lancelotti
26.9.20

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4. The Superintending Engineer, Chengalpattu Electricity Distribution Circle, Tamil Nadu Generation of Electricity and Distribution Corporation (TANGEDCO) No.130, GST Road (opposite to New Bus Stand), Chengalpattu – 603 001.
(along with a copy of approved layout plan).
5. Stock file /Spare Copy

