



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. L1/7350/2020

Dated: 5 .11.2020

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.438/3, 4, 5 & 7A 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.L1/2020/000130 on 13.08.2020.
 2. This office letter even No. dated 18.08.2020 addressed to the C.E., PWD, WRD, Chennai region.
 3. This office letter even No. dated 04.09.2020 addressed to the applicant.
 4. This office DC Advice letter even No. dated 03.10.2020 addressed to the applicant.
 5. The Chief Engineer, PWD, WRD, Chennai region letter No.DB.T5(3)/F-I & C-Thiruninravur-B Village-II/2020/M dated 16.09.2020.
 6. Applicant letter dated 15.10.2020 enclosing the receipt for payments.
 7. This office letter even No. dated 16.10.2020 addressed to the Commissioner, Poonamallee Panchayat Union enclosing the Skeleton Plan.
 8. The Commissioner, Poonamallee Panchayat Union letter Rc.No.43203/2020/A3 dated 31.10.2020 enclosing a copy of Gift deed for handing over of the Road space and PP-1 & 2 site registered as Doc.No.10165/2020 dated 31.10.2020 @ 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.

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The proposal received in the reference 1st cited for the proposed layout of house sites in Laying out of house sites in S.No.438/3, 4, 5 & 7A 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 6th cited as called for in this office letter 4th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.9,500/-	B-0016947 dated 12.08.2020
Development charge	Rs.24,000/-	B-0017571 dated 15.10.2020
Layout Preparation charges	Rs.16,000/-	
OSR charge (for 99 sq.m.)	Rs.6,50,000/-	0005510 dated 15.10.2020
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.106/2020 dated 5.11.2020**. Three copies of layout plan and planning permit **No.13868** 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 5th 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 9th & 10th cited.

Yours faithfully,

o/c

5/11/20

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for Chief Planner, Layout

05/11/2020

05/11/2020

- 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. Tmt.V.Sathyabama & Thiru.J.Kothandan,
No.1/137, Mettu 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. 5th cited).

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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

