



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. L1/9587/2020

Dated: 4.03.2021

To

The Executive Officer,

Thiruninravur Special Grade Town Panchayat,

Thiruninravur, Chennai – 602 024.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed layout of house sites in S.No.147/3 of Thiruninravur - A Village, Avadi Taluk, Thiruvallur District, Thiruninravur Town Panchayat limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000184 dated 22.09.2020.
 2. This office DC Advice letter even No. dated 06.11.2020 addressed to the applicant.
 3. Applicant letter dated 15.12.2020 enclosing the receipt for payments.
 4. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 5. This office letter even No. dated 17.12.2020 addressed to the Executive Officer, Thiruninravur Special Grade Town Panchayat enclosing the Skeleton Plan.
 6. Applicant letter dated 11.02.2021 enclosing the Gift Deed duly signed by the Donor.
 7. This office letter even No. dated 18.02.2021 addressed to the Sub-Registrar, Avadi enclosing original Gift Deed for registration.
 8. Applicant letter dated 24.02.2021 enclosing a copy of Gift deed for Road space and PP-1 & PP-2 sites registered as Doc.No.3100/2021 dated 23.02.2021 @ 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 S.No.147/3 of Thiruninravur - A Village, Avadi Taluk, Thiruvallur District, Thiruninravur Town Panchayat 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.



8/15/21
DISPATCHED

3. The applicant has remitted the following charges / fees in the reference 3rd cited as called for in this office letter 2nd cited respectively:

| Description of charges | Amount | Receipt No. & Date |
|-------------------------------|---------------|----------------------------|
| Scrutiny fee | Rs.3,954/- | B-0017379 dated 22.09.2020 |
| Development charge | Rs.12,000/- | B-0017993 dated 01.12.2020 |
| Layout Preparation charge | Rs.6,000/- | |
| OSR charge (for 43 sq.m) | Rs.2,20,000/- | 0005599 dated 01.12.2020 |
| Contribution to Flag Day Fund | Rs.500/- | |

4. The approved plan is numbered as **PPD/LO. No.33/2021 dated 4.03.2021**. Three copies of layout plan and planning permit **No.14040** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan, 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.

7. The original Gift Deed registered as Doc.No.3100/2021 dated 23.02.2021 @ SRO, Avadi as in the reference 8th cited is also enclosed herewith as per the provision made in the G.O. in the reference 4th cited.

Yours faithfully,

o/c
for Chief Planner, Layout
04/03/2021
04/03/2021

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).

3. Original Gift Deed Doc.No.3100/2021 dated 23.02.2021@ SRO, Avadi.

Copy to: 1. Thiru.S.Soundarajan,
No.403, 18th Street,
TNHB, Periyar Nagar,
Korattur, Chennai – 600 080.

2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).

3. 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).

4. Stock file /Spare Copy