

**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

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**Letter No. L1/9588/2020****Dated: 22.03.2021**

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.142/2, 3 & 4 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.L1/2020/000185 dated 22.09.2020.  
2. This office letter even No. dated 27.10.2020 addressed to the Chief Engineer, PWD, WRD, Chennai region.  
3. This office letter even No. dated 10.11.2020 addressed to the applicant.  
4. The Chief Engineer, PWD, WRD, Chennai region in letter No.DB/T5(3)/F-I&C-Thiruninravur-A Village-II/2020/M dated 07.12.2020.  
5. Applicant letter dated 15.12.2020.  
6. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.  
7. This office DC Advice letter even No. dated 30.12.2020 addressed to the applicant.  
8. Applicant letter dated 01.03.2021 enclosing the receipt for payments.  
9. This office letter even No. dated 03.03.2021 addressed to the applicant enclosing the Skeleton Plan.  
10. Applicant letter dated 05.03.2021 enclosing the Gift Deed duly signed by the Donor.  
11. This office letter even No. dated 09.03.2021 addressed to the Sub-Registrar, Avadi enclosing original Gift Deed for registration.  
12. Applicant letter dated 15.03.2021 enclosing a copy of Gift deed for Road space and PP-1 & PP-2 sites registered as Doc.No.4400/2021 dated 11.03.2021 @ SRO, Avadi.  
13. G.O.Ms.No.112, H&UD Department dated 22.06.2017.  
14. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.



The proposal received in the reference 1<sup>st</sup> cited for the proposed layout of house sites in S.No.142/2, 3 & 4 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.

3. The applicant has remitted the following charges / fees in the reference 8<sup>th</sup> cited as called for in this office letter 7<sup>th</sup> cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.9,062/- ✓	B-0017377 dated 22.09.2020
Development charge	Rs.23,000/- ✓	B-0018683 dated 01.03.2021
Layout Preparation charge	Rs.13,000/- ✓	
OSR charge (for 112 sq.m)	Rs.5,70,000/- ✓	
Contribution to Flag Day Fund	Rs.500/- ✓	

4. The approved plan is numbered as **PPD/LO. No.48/2021 dated 22.03.2021**. Three copies of layout plan and planning permit **No.14055** 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 4<sup>th</sup> cited and shall obtain a letter from PWD confirming the compliance of conditions, 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 13<sup>th</sup> & 14<sup>th</sup> cited.

7. The original Gift Deed registered as Doc.No.4400/2021 dated 11.03.2021 @ SRO, Avadi as in the reference 12<sup>th</sup> cited is also enclosed herewith as per the provision made in the G.O. in the reference 6<sup>th</sup> cited.

Yours faithfully,

*o/c* *22/3/21*  
for Chief Planner, Layout

*22/03/2021* *22/03/2021* *2/5*

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.4400/2021 dated 11.03.2021 @ SRO, Avadi.

Copy to: 1. Tvl.S.Santhosh Prabu & S.Rajesh Alphonse,  
No.299, Raja Street,  
Padi, Chennai – 600 050.

2. The Deputy Planner, — *Mu*  
Master Plan Division, *24/03/2021*  
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. 4<sup>th</sup> cited)
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