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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. Layout-1/0229/2023 **Dated: 22.01.2024**

To

The Commissioner,
Thirunindravur Municipality,
Thirunindravur,
Chennai.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed Laying out of house sites in the land comprised in S.No. 243/3B, and 243/4B of Thirunindravur Village, Avadi Taluk, Thiruvallur District, Thirunindravur Municipality Limit – Approved - Reg.

Ref:
1. Planning Permission Application for laying out of house sites received in CMDA through online vide SBC No. CMDA / PP / Layout-1 / 0229 / 2023 dated 05.07.2023.
2. This office letter No. Layout-1/0214/2022 dated 25.11.2023 addressed to the CE,WRD, Chennai 600 005.
3. The CE,PWD,WRD Chennai Region in Letter No. DB/T5(3)/ 011777/F-NOC (Thirunindravur Village 000738/2023 date-Dated 20.02.2023.
4. This office letter No.Layout-1/0214/2022 dated 25.11.2023 addressed to the Southern Railway letter dated 25.11.2022,02.03.2022 & 19.04.2023.
5. The Divisional Engineer (Central) Southern Railway in letter No.M.W.280/NOC/ Rajasekar /365974 dated 28.06.2023.
6. This office letter even No. dated 13.10.2023.
7. Applicant letter dated 25.10.2023.
8. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
9. This office DC Advice letter even No. dated 01.12.2023 addressed to the applicant.
10. Applicant letter dated 11.12.2023 enclosing the receipt for payments.
11. The Principal Secretary to the Government in Letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
12. This office letter even No. dated 15.12.2023 addressed to the applicant enclosing Layout plan.
13. Applicant letter dated 08.01.2024 enclosing a copy of Gift deed for Road, PP-1,PP-2 area registered as Doc.No.**172/2024 dated 05.01.2024 @ SRO, Avadi.**
14. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
15. 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 Laying out of house sites comprised in S.No.243/3B, and 243/4B of Thirunindravur Village, Avadi Taluk, Thiruvallur District, Thirunindravur Municipality 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 10th cited as called for in this office letter 9th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.3,975/-	CMDA/PP/Ch/11261/2023/ dated 05.07.2023
Development charge	Rs.15,000/-	B-0024562 dated 12.12.2023
Layout Preparation charge	Rs.10,000/-	
Regularisation Charges	Rs.1,60,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.14/2024 dated 22.01.2024** Three copies of layout plan and planning permit **No.15736** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved 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 14th and 15th cited.

7. The original Gift Deed registered as Doc. No. **172/2024 dated 05.01.2024 @ SRO, Avadi.** as in the reference 13th cited is also enclosed herewith as per the provision made in the G.O. in the reference 8th cited, G.O. letter in the 11th cited.

Yours faithfully,

for Member Secretary

23/01/24

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).
3. Original Gift Deed Doc No. 172/2024 dated 05.01.2024 @ SRO, Avadi.

Copy to: 1. Thiru.D.Rajasekar.
DoorNo.2/115,GandhiSalai,
Bharathi Nagar,
Tharapakkam,
Chennai 600 122.

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

3. The Superintending Engineer,
Chennai Electricity Distribution Circle, West.
Tamil Nadu Generation and
Distribution Corporation (TANGEDCO)
Anna Nagar, Chennai – 600 040. (w.o.e).

4. TNRERA,
CMDA Tower-II, 1st floor,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.

5. Stock file /Spare Copy.

Chennai Metropolitan Development Authority

PLANNING PERMIT

(Sec 49 of T & C.P. Act 1971)

PERMIT No. 15736 Date of Permit 22/01/2024

PPD/LO No. 14/2024

File No Layout-1/0229/2023

Thiru. D. Rajasekar
Door No. 2/115, Gandhi Salai,
Bharathi Nagar, Thirapakkam,
Chennai. 600 122.

Name of Applicant with Address .....

Date of Application 05/07/2023

Nature of Development : Layout/Sub-division of Land/Building construction/
Charge in use of Land/Building

Site Address Proposed layout of house sites in the land comprised in S.No. 243/3B and 243/4B of Thiruninravur village, Avadi Taluk, Thiruvallur District, Thiruninravur Municipality limit.

Division No. .....

Development Charge paid Rs. 15,000/- Challan No. B-0024562 Date 12/12/2023

PERMISSION is granted to the layout/sub-division of land/building construction/change in use of land/building according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

3. The permit expires on ..... the building construction work should be completed as per plan before the expiry date. If it is not possible to Complete the construction, request for renewing the planning permit should be submitted to Chennai Metropolitan Development Authority before the expiry date. If it is not renewed before the said date fresh. Planning Permission application/has to be submitted for continuing the construction work when the Development Control Rules that may be currently in force at that time will be applicable. If the construction 'already put up is in deviation to the approved plan and in violation of rules. Planning permit will not be renewed.

For MEMBER SECRETARY

19/01/2024



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Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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