



**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](mailto:mscmda@tn.gov.in)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

**Letter No.L1/1022/2016**

**Dated: 31.08.2017**

To  
**The Commissioner**  
Sholavaram Panchayat Union  
Sholavaram, Chennai – 67

Sir,

Sub : CMDA – Area Plans Unit - Layout Division - Planning Permission Application – Layout of house sites in S.Nos. 22/2A, 24/3A & 5A and 32/1B of Seemapuram village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union limit - Approved – Reg.

- Ref:
1. PPA received vide your letter dated 14.01.2016 received on ~~20.01.2013~~ 21.01.2016
  2. This office letter even No. dated 02.02.2016 addressed to the applicant.
  3. Applicant letter dated 08.02.2016.
  4. This office letter even No. dated 13.04.2016 addressed to the applicant.
  5. This office letter even No. dated 13.04.2016 addressed to the Commissioner, Sholavaram Panchayat Union.
  6. This office letter even No. dated 13.04.2016 addressed to the C.E., WRD, Chennai Region (PWD).
  7. Applicant Letter dated 06.05.2016 & 06.06.2016.
  8. Certificate issued by the Tahsildar, Ponneri Taluk in Ref. R.C. No. 1032/2016/A1 dated 31.05.2016.
  9. Letter in Rc. No. 810/2016/A3 dated 27.05.2016 received from the Commissioner, Sholavaram Panchayat Union.
  10. Applicant letter ~~even No.~~ dated 29.06.2016, 12.07.2016 & 29.07.2016 received on 01.08.2016.
  11. This office letter even No. dated 29.12.2016 addressed to the SRO, Redhills.
  12. Letter Rc.No. 2/SRO/2017 dated 02.01.2017 received from the SRO, Redhills.
  13. This office DC advice letter even No. dated 06.01.2017 addressed to the applicant.
  14. Applicant letter dated 11.01.2017.
  15. PWD NOC in letter No. DB / T5 (3) / F – Inundation – Seemapuram /2016/dated 18.11.2016 received from the CE., PWD., WRD (i/c).
  16. Applicant letter dated 07.03.2017 enclosing revised PWD NOC.
  17. Revised NOC issued in letter No. DB / T5 (3) / F – Inundation – Seemapuram /2016/dated 06.03.2017 received from the CE., PWD., WRD.
  18. This office letter even No. dated 02.05.2017 addressed to the Commissioner, Sholavaram Panchayat Union.
  19. Letter in RC.No.091/2017/A3 dated 05.06.2017 received from the Commissioner, Sholavaram Panchayat Union enclosing the copy of gift deed registered as Doc.No.2343/2017 dated 24.05.2017.
  20. Applicant letter dated 06.06.2017.
  21. This office letter even No. dated 23.06.2017 addressed to the applicant.
  22. Applicant letter dated ~~28~~ 27.07.2017.
  23. Letter No.Rc.091/2017/A3 dared 27.07.2017 received from the Commissioner, Sholavaram Panchayat Union enclosing a

Applicant



copy of revocation of Gift Deed registered as Doc.No.  
3837/2017 dated 19.07.2017 and copy of fresh Gift Deed  
Doc.No.3838/2017 dated 19.07.2017 @ SRO, Redhills.

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The proposal received in the reference 1<sup>st</sup> cited for the proposed laying of house sites in S.Nos. 22/2A, 24/3A & 5A and 32/1B of Seemapuram village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union limit was examined and layout plan has been revised to satisfy the Development Regulation 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 in the reference 3<sup>rd</sup> & 14<sup>th</sup> cited has remitted the following charges / fees as called for in this office letter 2<sup>nd</sup> & 13<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 13,500/- ✓	B-00235 dated 08.02.2016 ✓
Development Charge for land	Rs. 26,500/- ✓	B-003302 dated 11.01.2017 ✓
OSR charges (310 sq.m.)	Rs.6,68,000/- ✓	
Layout Preparation charges	Rs. 17,000/- ✓	
Contribution to Flag Day Fund	RS. 500/- ✓	

4. The approved plan is numbered as **PPD/LO. No. 37/2017**. Three copies of layout plan and **Planning Permit No.11501** are sent herewith for further action.

5. The Local Body should ensure removal of Electricity Line passing over the site before according sanction for the layout as per Tamil Nadu Village Panchayat Act.

6. You are requested to ensure that Roads and Road side park area are formed as shown in the plan before sanctioning the layout.

Yours faithfully,

o/c *[Signature]*  
31/08/2017

for MEMBER SECRETARY

*[Signature]*  
29/8/17

*[Signature]*  
29/8/2017

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- 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. Copy of reference 17<sup>th</sup> cited.

Copy to: 1. Tvl. Dhanaraj Arima Saveri Peter & Judia Chesilia  
No. 1, Karthikeyan Street  
Ramana Nagar, Minjur  
Chennai – 601 203.

*Aleni*

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).
4. Stock file /Spare Copy

