



**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. L1/12930/2018-1

Dated: 20.02.2019

To  
**The Commissioner,**  
Sholavaram Panchayat Union  
Sholavaram  
Chennai – 600 067.

Sir,

- Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of house sites in S.Nos.405/1 & 2, 406, 408/1A, 1B, 2A & 2B, 409 and 410 of Perugavoor Village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union limit – Approved - Reg.
- Ref: 1. Planning Permission Application for laying out of house sites received in APU No. L1/2018/000153 dated 16.07.2018.  
2. Applicant letter dated 04.09.2018.  
3. Applicant letter dated 06.09.2018 & 11.09.2018.  
4. Tamil Nadu Government Gazette Notification No.48 dated 28.11.2018.  
5. This office DC advice letter even No. dated 26.12.2018 addressed to the applicant.  
6. Applicant letter dated 28.12.2018 enclosing the receipt for payments.  
7. This office letter even No. dated 31.12.2018 addressed to the Commissioner, Sholavaram Panchayat Union enclosing the skeleton plan.  
8. The Commissioner, Sholavaram Panchayat Union letter Rc.No.119/2019/A3 dated 13.02.2019 enclosing the copy of Gift Deed for road and park area registered as Doc.No.1156/2019 dated 13.02.2019 @ SRO, Redhills.  
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.

The proposal received in the reference 1<sup>st</sup> cited for the proposed laying out of house sites in S.Nos.405/1 & 2, 406, 408/1A, 1B, 2A & 2B, 409 and 410 of Perugavoor Village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union limit was examined and layout plan has been prepared 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 has remitted the following charges / fees in the reference 6<sup>th</sup> cited as called for in this office letter 5<sup>th</sup> cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 58,500/-	B-007696 dated 12.07.2018
Development charge	Rs.1,20,000/-	B-008734 dated 28.12.2018
Layout Preparation charges	Rs. 30,000/-	
Contribution to Flag Day Fund	Rs. 500/-	2568905 to 2568909 dated 28.12.2018

4. The approved plan is numbered as **PPD/LO. No.24/2019**. Three copies of layout plan and planning permit **No.12341** are sent herewith for further action.

5. You are requested to ensure that road and Park 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 9<sup>th</sup> & 10<sup>th</sup> cited.

Yours faithfully,

o/c

*[Signature]*  
20/12/19  
for Principal Secretary /  
Member Secretary

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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).

*[Signature]*  
20/12/19

*[Signature]*  
20/12/2019

Copy to: 1. Tmt.T.Dhanalakshmi & 2 Others,  
No.11-F-Block, IInd Main Road,  
Anna Nagar East,  
Chennai - 600 102.  
2. The Deputy Planner,  
Master Plan Division,  
CMDA, Chennai-8.  
(along with a copy of approved layout plan).  
3. Stock file /Spare Copy

*[Signature]*  
20.12.19