



**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. L1/3768/2020**

**Dated: 21.08.2020**

To

**The Commissioner**  
Sholavaram Panchayat Union,  
Sholavaram,  
Chennai - 600 067.

**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Proposed laying out of Public Purpose Plot bearing Nos. I & II lies in CMDA approved layout PPD/LO No.24/2019 into house sites comprised in S.Nos.405/1 part & 406 part of Perugavoor Village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union limit - Approved - Reg.

- Ref:
1. received in APU No.L1/2020/000055 dated 04.03.2020.
  2. Layout of house sites approved vide PPD/LO No.24/2019 in letter No.L1/12930/2018-1 dated 20.02.2019.
  3. Applicant letter dated 11.05.2020 received on 13.05.2020.
  4. This office letter even No dated 21.05.2020 addressed to the applicant.
  5. Applicant letter dated 26.05.2020.
  6. This office DC Advice letter even No. dated 08.07.2020 addressed to the applicant.
  7. Applicant letter dated 09.07.2020 enclosing the receipt for payments.
  8. This office letter even No. dated 20.07.2020 addressed to the Commissioner, Sholavaram Panchayat Union enclosing a skeleton plan.
  9. The Commissioner, Sholavaram Panchayat Union letter Rc.No.1355/2020/A3 dated 07.08.2020 enclosing a copy of Gift deed for PP site (1 & 2) registered as Doc.No.4737/2020 dated 05.08.2020 @ SRO, Redhills.
  10. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  11. The 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 Public Purpose Plot bearing Nos. I & II lies in CMDA approved layout PPD/LO No.24/2019 into house sites comprised in S.Nos.405/1 part & 406 part of Perugavoor Village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union limit was examined and layout plan has been prepared to satisfy the Tamil Nadu Combined Development & 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 in the reference 7<sup>th</sup> cited has remitted the following charges / fees as called for in this office letter 6<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.4,200/-	B-0016098 dated 03.03.2020
Layout Preparation charge	Rs.12,000/-	B-0016657, dated 09.07.2020
Flag Day Fund	Rs.500/-	0005306 dated 09.07.2020

4. The approved plan is numbered as **PPD/LO. No.67/2020 dated 21.08.2020**. Three copies of layout plan and planning permit **No.13829** are sent herewith for further action.

5. 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 10<sup>th</sup> & 11<sup>th</sup> cited.

Yours faithfully,

o/c

21/8/20

2/5

for Chief Planner, Layout

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).

20/08/2020

25/08/2020

Copy to: 1. M/s.Sivasankar Real Assets Private Limited, represented by its Director Thiru.A.Sivasankar, GPA on behalf of Tvl.T.Dhanalakshmi & T.Sathishkumar, No.11, F-Block, Second 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. The Superintending Engineer, Chennai Electricity Distribution Circle, West. Tamil Nadu Generation of Electricity and Distribution Corporation (TANGEDCO) @ Thirumangalam, Chennai-600 040. (along with a copy of approved layout plan).

4. Stock file /Spare Copy

A. Laxmi  
3-9-20