



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. L1/4157/2019

Dated: 31.10.2019

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

Sir,

- Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed Laying out of house site comprised in S.No.20/2A & 2B of Siruniam village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union limit – Approved - Reg.
- Ref: 1. The PPA for laying out of house sites forwarded by the Commissioner, Sholavaram Panchayat Union vide letter R.C.No.941/2019/A3 dated 11.03.2019.
2. This office letter dated 14.03.2019 addressed to the applicant.
3. Applicant letter dated 15.03.2019.
4. This office letter dated 16.04.2019 addressed to the applicant.
5. Applicant letter dated 16.05.2019 received on 21.05.2019.
6. This office letter dated 31.05.2019 addressed to the applicant.
7. Applicant letter dated 18.06.2019.
8. This office DC Advice letter even No. dated 02.07.2019 addressed to the applicant.
9. Applicant letter dated 09.07.2019 enclosing the receipts for payments.
10. Applicant letter dated 16.07.2019 received on 18.07.2019 enclosing the revised plan.
11. This office letter even No.-1 dated 26.08.2019 addressed to the Commissioner, ^{Sholavaram} Puzhal Panchayat Union enclosing a skeleton plan.
12. This office letter even No.-2 dated 26.08.2019 addressed to the Superintending Engineer, CEDC, West, TANGEDCO enclosing a skeleton plan.
13. The Commissioner, ^{Sholavaram} Puzhal Panchayat Union letter R.C.No.1859/2018/A3 dated 04.10.2019 enclosing a copy of Gift deed for Road, Park & PP site area registered as Doc.No.9306/2019 dated 30.09.2019 @ SRO, Red hills.
14. The Superintending Engineer, CEDC / West, 110/33/11 KV Thirumangalam SS, Anna Nagar, Chennai - 40 in letter No.SE/CEDC/W/EE/GI/AEE/C/F.Land/D.529/2019 dated 03.10.2019 enclosing a copy of Gift deed for PP site registered as Doc. No.9305/2019 dated 30.09.2019 @ SRO, Redhills.
15. Applicant letter dated 14.10.2019.
16. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
17. The 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 site comprised in S.No.20/2A & 2B of Siruniam village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union 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 9th cited as called for in this office letter 8th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 28,000/-	B-009750 dated 14.03.2019
Development charge	Rs. 58,000/-	B-0012707 dated 04.07.2019
Layout Preparation charges	Rs. 42,000/-	
Contribution to Flag Day Fund	Rs. 500/-	2760914 to 2760918 dated 04.07.2019

4. The approved plan is numbered as **PPD/LO. No. 118/2019 dated .10.2019.** Three copies of layout plan and planning permit **No.12740** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the 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 16th & 17th cited.

Yours faithfully,

etc

[Signature]
31/10/19
for Member-Secretary

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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).

[Signature]
31/10/19
[Signature]
31/10/2019

- Copy to:
1. Thiru.T.Manivannan,
For himself & GPA on behalf of
Thiru.M.Kumaragurubaran
No.53/54, Second Lane,
Madhavaram High Road (North),
Perambur, Chennai – 600 011.
 2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).

[Signature]
31/11/19

3. *[Signature]*
Stock File / spare copy.



(P.T.O)

3. **The Superintending Engineer,**
Chennai Electricity Distribution Circle, West.
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
@ Thirumangalam, Anna Nagar,
Chennai - 600 040.
(along with a copy of approved layout plan).
4. Stock file /Spare Copy

