



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. L1/428/2019

Dated: .03.2019

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.47/1A & 50/2 of Alamathi village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union limit – Approved - Reg.

- Ref:
1. The Planning Permission Application for laying out of house sites received in APU No. L1/2019/000002 dated 02.01.2019.
 2. This office letter dated 28.01.2019 addressed to the applicant.
 3. Applicant letter dated 04.02.2019, 08.02.2019 & 14.02.2019.
 4. This office DC Advice letter even No. dated 26.02.2019 addressed to the applicant.
 5. Applicant letter dated 27.02.2019 enclosing receipts of payment.
 6. This office letter even No. dated 01.03.2019 addressed to the Commissioner, Sholavaram Panchayat Union.
 7. Applicant letter dated 01.03.2019.
 8. The Commissioner, Sholavaram Panchayat Union letter Rc.No.951/2019/A3 dated 12.03.2019 enclosing a copy of Gift deed for Road area registered as Doc.No.2218/2019 dated 11.03.2019 @ SRO, Redhills.
 9. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 10. The Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

26/3/19
சென்னை மாநகராட்சி

The proposal received in the reference 1st cited for the proposed laying out of house sites in S.Nos.47/1A & 50/2 of Alamathi 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 5th cited as called for in this office letter 4th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 5,500/-	B-008755 dated 31.12.2018
Development charge	Rs. 15,000/-	B-009254 dated 27.02.2019
Layout Preparation charges	Rs. 9,000/-	
Contribution to Flag Day Fund	Rs. 500/-	

4. The approved plan is numbered as **PPD/LO. No. 34/2019**. Three copies of layout plan and planning permit **No.12351** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan, before sanctioning 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 9th & 10th cited.

Yours faithfully,

o/c
22/3/19
Senior Planner (MSB) 2/5

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).

Copy to: 1. Thiru.S.Jaffer Hussain,
No.49, Thiruneelakandar 3rd Part,
Kavankarai, Puzhal,
Chennai – 600 066.

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

3. Stock file /Spare Copy

