



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
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**Letter No. L1/4429/2019**

**Dated: 9.10.2019**

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 sites in the land comprised in S.Nos.433/2A, 434, 435/1 & 2 and 436/1 & 2 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. L1/2019/000041 dated 14.03.2019.
  2. This office letter even No. dated 26.03.2019 addressed to the applicant.
  3. Applicant letter dated 25.03.2019 received on 26.03.2019.
  4. This office letter even No. dated 28.03.2019 addressed to the applicant.
  5. Applicant letter dated 08.04.2019 & 10.04.2019.
  6. This office letter even No. dated 16.04.2019 addressed to the applicant.
  7. Applicant letter dated 07.05.2019.
  8. Applicant letter dated 07.05.2019 received on 09.05.2019.
  9. This office letter even No. dated 31.05.2019 addressed to the applicant.
  10. Applicant letter dated 16.06.2019 & 25.06.2019.
  11. This office DC Advice letter even No. dated 19.07.2019 addressed to the applicant.
  12. Applicant letter dated 24.07.2019 enclosing the receipts for payments.
  13. This office letter even No.1 dated 29.07.2019 addressed to the Commissioner, Sholavaram Panchayat Union enclosing the skeleton plan.
  14. This office letter even No.2 dated 29.07.2019 addressed to the Superintending Engineer, Chennai Electricity Distribution Circle, ~~West~~, TANGEDCO enclosing the skeleton plan.
  15. The Commissioner, Sholavaram Panchayat Union letter R.C.No.2534/2019/A3 dated 12.09.2019 enclosing the Gift Deed for handing over of Road, Park area & PP site registered as Document Doc. No.8500/2019 dated 09.09.2019 @ SRO, Redhills.
  16. The Superintending Engineer, Chennai Electricity Distribution Circle, ~~WEST~~ South I, TANGEDCO, letter No.SE/CEDC/W/AEE/C/F.Land/D.486/19 dated 10.09.2019 enclosing the Gift Deed for handing over of PP site registered as Document Doc. No.8503/2019 dated 09.09.2019 @ SRO, Redhills.
  17. G.O.No.112, H&UD Department dated 22.06.2017.
  18. Secretary (H & UD and TNRERA) Letter No. TNRERA/ 261/ 2017, dated 09.08.2017.

9/10/19

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The proposal received in the reference 1<sup>st</sup> cited for the proposed laying out of house sites in the land comprised in S.Nos.433/2A, 434, 435/1 & 2 and 436/1 & 2 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 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 in the reference 12<sup>th</sup> cited has remitted the following charges / fees as called for in this office letter 11<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 56,000/-	No.B-009668 dated 13.03.2019 & B-0010084 dated 25.03.2019
Development charge	Rs.1,05,000/-	B-0013170 dated 24.07.2019
Layout Preparation charge	Rs. 95,000/-	
Flag Day Fund	Rs. 500/-	2761321 to 2761325 dated 24.07.2019

4. The approved plan is numbered as **PPD/LO. No.106/2019 Dated 9.10.2019**. Three copies of layout plan and planning permit **No.12728** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan, before sanctioning and release of the layout before sanctioning 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 17<sup>th</sup> & 18<sup>th</sup> cited.

Yours faithfully,

o/c

for 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).





- Copy to:
1. M/s.Sivasankar Real Assets Private Limited,  
No.11-F-Block, 2<sup>nd</sup> 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 and  
Distribution Corporation (TANGEDCO)  
110 KV, S.S.Complex,  
K.K.Nagar, Chennai – 600 078.  
(along with a copy of approved layout plan).
  4. Stock file /Spare Copy

11/10/19

