



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
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**Letter No. L1/8234/2019**

**Dated: 7.02.2020**

To

**The Commissioner**

Sholavaram Panchayat Union  
Sholavaram, Chennai – 600 067.

**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Proposed Laying out of house site comprised in S.No.66/1 of Sothupakkam 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.L1/2019/000115 dated 16.05.2019.
  2. This office letter even No. dated 23.05.2019 addressed to the C.E., PWD, WRD, Chennai Region.
  3. This office letter even No. dated 17.06.2019 addressed to the applicant.
  4. Applicant's letter dated 12.07.2019
  5. This office GLV called for letter even No. dated 15.07.2019 addressed to the SRO, Red Hills.
  6. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-Sothupakkam Village-I&C/2019/M dated 31.07.2019.
  7. This office reminder letter even No. dated 05.09.2019 addressed to the SRO, Red Hills
  8. The SRO, Red Hills letter Rc.No.289/S.R/2019 dated 13.09.2019 indicating the GLV of the site under reference.
  9. This office DC Advice letter even No. dated 01.10.2019.
  10. Applicant letter dated 14.10.2019 enclosing revised layout plan.
  11. This office DC Advice letter even No. dated 23.10.2019 addressed to the applicant.
  12. Applicant letter dated 30.10.2019 enclosing the receipts for payments.
  13. This office letter even No.-1 dated 06.11.2019 addressed to the Commissioner, Sholavaram Panchayat Union.
  14. This office letter even No.-2 dated 06.11.2019 addressed to the Superintending Engineer, CEDC, West, TANGEDCO.
  15. The Commissioner, Sholavaram Panchayat Union letter R.C.No.3852/2019/A3 dated 25.11.2019 enclosing a copy of Gift deed for Road & Public Purpose site (PP-1) area registered as Doc. No.11096/2019 dated 22.11.2019 @ SRO, Redhills.
  16. This office letter even No. dated 09.12.2019 addressed to the applicant.
  17. The Additional Chief Engineer, CEDC / West, 110/33/11 KV Thirumangalam SS, Anna Nagar, Chennai - 40 letter No.SE/CEDC/W/EE/GL/AEE/C/F.Land/D.09/2020 dated 08.01.2020 enclosing a copy of Gift deed for handing over of Public Purpose site (PP-2) area registered as Doc. No.12310/2019 dated 24.12.2019 @ SRO, Redhills.
  18. Applicant letter dated 13.01.2020 enclosing particulars.
  19. The Assistant Engineer, Operation and Maintenance, CEDC/West, TANGEDCO, Redhills II, Chennai – 600 052 letter dated 27.01.2020.
  20. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  21. The Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

11/2/2020  
RECEIVED  
11/2/2020

The proposal received in the reference 1<sup>st</sup> cited for the proposed Laying out of house site comprised in S.No.66/1 of Sothupakkam 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 12<sup>th</sup> cited as called for in this office letter 10<sup>th</sup> cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee ✓	Rs. 15,500/- ✓	B-0011592 dated 15.05.2019 ✓
Development charge ✓	Rs. 25,000/- ✓	B-0014613 dated 30.10.2019 ✓
Layout Preparation charges ✓	Rs. 16,000/- ✓	
Regularisation charge ✓	Rs.2,12,000/- ✓	
OSR charge (for 210 sq.m.) ✓	Rs.6,10,000/- ✓	649869 dated 30.10.2019 ✓
Contribution to Flag Day Fund	Rs. 500/- ✓	

4. The approved plan is numbered as **PPD/LO.No.10/2020 dated .....02.2020**. Three copies of layout plan and planning permit **No.12772** are sent herewith for further action.

5. You are requested to ensure that road and Park are formed as shown in the approved plan and compliance of the conditions stipulated in the PWD remarks in the reference 6<sup>th</sup> cited and shall obtain a letter from PWD confirming the compliance of conditions, 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 10<sup>th</sup> & 21<sup>st</sup> cited.

Yours faithfully,

o/c  
for Chief Planner, Layout

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).

2/5

06/12/2020

- Copy to:
1. Tmt.K.Vijayalakshmi for herself and GPA on behalf of Tmt.Vara Ramesh, No.296/4, Belly Nagar, Anna Nagar West, Chennai – 600 040.
  2. The Deputy Planner, Master Plan Division, CMDA, Chennai-8.  
(along with a copy of approved layout plan).
  3. The Additional Chief 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. The Chief Engineer, WRD, Chennai Region (PWD), Chepauk, Chennai – 600 005.  
(along with a copy of approved layout plan for monitoring the compliance of the conditions stipulated in the NOC in ref. 5<sup>th</sup> cited).
  5. Stock file /Spare Copy.

A-  
6.2.20