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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. Layout-1/0179/2023 **Dated:10.01.2024**

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

Sir,

Sub: CMDA - APU – Layout Division – Proposed laying out of house sites for the property comprised in S.Nos.328 and 329/1 of Perungavur Village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union limit – Approved - Reg.

Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide SBC No.CMDA/PP/Layout-1/0179/2023 dated 25.05.2023.
2. This office letter even No. dated 16.06.2023 addressed to the applicant.
3. Applicant letter dated 57.07.2023 received on 10.07.2023.
4. This office letter even No. dated 26.09.2023 addressed to @SRO Red Hills.
5. Applicant letter dated 17.10.2023 enclosing the @SRO Red Hills in letter No.Rc.No.424/2023 dated 14.10.2023.
6. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
7. This office DC Advice letter even No. dated 26.10.2023 addressed to the applicant.
8. Applicant letter dated 31.10.2023 enclosing the receipts for payments.
9. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
10. This office letter even No. dated 09.11.2024 addressed to the applicant enclosing the layout plan.
11. Applicant letter dated nil received on 28.12.2023 enclosing a copy of the Gift deed for the Road area and PP 1 & 2 sites registered as Doc. No.17147/2023 dated 18.11.2023 @ SRO, Red Hills.
12. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
13. 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 laying out of house sites for the property comprised in S.Nos.328 and 329/1 of Perungavur Village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union limit was examined and layout plan has been prepared to satisfy the Development Regulations 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

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 8th cited as called for in this office letter 7th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.13,486/-	CMDA/PP/Ch/10810/2023 dated 19.05.2023
Development Charges	Rs.45,000/-	B-0024377 dated 31.10.2023
Layout preparation charges & Balance scrutiny fee	Rs.30,500/- (Rs.30,000+Rs.500)	
OSR Charges	Rs.7,10,000/-	
Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.06/2024 dated 10.01.2024.** Three copies of layout plan and planning permit **No.15728** 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 releasing 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 12th & 13th cited.

7. The original Gift Deed registered as Doc. No.17147/2023 dated 18.11.2023 @ SRO, Red Hills. as in the reference 11th cited is also enclosed herewith as per the provision made in the G.O. in the reference 6th cited and Govt. letter in the ref. 9th cited.

Yours faithfully,

for Member Secretary

End: 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).
3. Original Gift Deed Doc.No.17147/2023 dated 18.11.2023 @ SRO, Red Hills.

Copy to: 1. Thiru.Thomas P.Joy and
Shwetha Santhosh,
No.87. 3rd Main Road,
Anna Nagar, Chennai 600 040.

2. The Deputy Planner,
Master Plan Division,
CMDA. Chennai-8.

3. The Superintending Engineer,
Chennai Electricity Distribution Circle, West,
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
Thirumangalam @ Anna Nagar,
Chennai – 600 040.

4. TNRERA,
CMDA Tower-II, 1st floor,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.

5. Stock file /Spare Copy.



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Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

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Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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