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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-1/0204/2021 **Dated: 19.10.2022**

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

Sir,

Sub: CMDA - APU – Layout Division – Proposed laying out of house sites in the land comprised in S.Nos.185/1A1A2, 186/1A1A2 and 187/2A2 & 3B of Perungavur Village Ponneri Taluk, Tiruvallur 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-1/0204/2021 dated 28.09.2021.
2. This office even No. letter dated 26.10.2021 addressed to the applicant
3. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
4. Applicant letter dated 02.11.2021 & 30.11.2021.
5. This office DC Advice letter even No. dated 21.07.2022 addressed to the applicant.
6. Applicant letter dated 22.07.2022 enclosing the receipt for payments.
7. This office letter even No. dated 01.08.2022 addressed to the applicant enclosing the skeleton plan.
8. Applicant letter dated 12.08.2022 enclosing the Gift Deed duly signed by the Donor.
9. This office letter even No. dated 03.09.2022 addressed to the Sub-Registrar, Redhills enclosing original Gift Deed.
10. Applicant letter dated 22.09.2022 enclosing a copy of the Gift deed for Road area, Park area and PP-1 & 2 sites registered as Doc. No. 12588/2022 dated 07.09.2022 @ SRO, Red hills.
11. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
12. 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 layout of House sites in the property comprised in S.Nos.185/1A1A2, 186/1A1A2 and 187/2A2 & 3B of Perungavur Village Ponneri Taluk, Tiruvallur 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 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.

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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 6th cited as called for in this office letter 5th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.19,607/-	CMDA/PP/Ch/5785/2021 dated 28.09.2021.
Development charge	Rs.58,000/-	C-101524 dated 21.07.2022
Layout Preparation charge	Rs.38,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.144/2022 dated 19.10.2022.** Three copies of layout plan and planning permit **No.15151** 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.

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 11th & 12th cited.

7. The original Gift Deed registered as Doc. No.12588/2022 dated 07.09.2022 @ SRO, Red hills as in the reference 10th cited is also enclosed herewith as per the provision made in the G.O. in the reference 3rd cited.

Yours faithfully,

for Senior Planner, Layout

20/10/22

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).
3. Original Gift Deed Doc. No.12588/2022 dated 07.09.2022 @ SRO, Red hills.

Copy to: 1. Thiru.M.Seyed Mohamed, GPA on behalf of
Tvl.A.Zenath Beevi Fathima & 4 others,
No.131/36, KMK Street,
Kayal Patnam,
Thoothukudi, Tamil Nadu 628 204.

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

3. The Superintending Engineer,
Chennai Electricity Distribution Circle, West,
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
Thirumagalam @ Anna Nagar,
Chennai-600 040. (w.o.e.)

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

6. Stock file /Spare Copy.

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our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

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

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

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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