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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. L1/8234/2019
Dated: 07.02.2020

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 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 2, 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.

The proposal received in the reference 1st 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 12th cited as called for in this office letter 11th 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/-	
Contribution to Flag Day Fund	Rs. 500/-	649869 dated 30.10.2019

4. The approved plan is numbered as **PPD/LO.No.10/2020 dated 07.02.2020**. 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 6th 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 20th & 21st cited.

Yours faithfully,

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).

- 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. 5th cited).
 5. Stock file /Spare Copy.

Chennai Metropolitan Development Authority
PLANNING PERMIT

(Sec 49 of T & C. P. Act 1971)

PERMIT.No. 12772

PPD NO. 10
LO 2020

Date of Permit.....

07/02/2020

Tmt. K. Vijayalakshmi for
herself and GPA on behalf
of Tmt. Vara Ramesh,
No 296/A, Belly Nagar,
Anna Nagar West, CH-40.

File No. L1/8234/2019

Name of Applicant with Address.....

Date of Application..... 16/05/2019

Nature of Development : Layout/Sub-division of Land/Building construction/Charge in use of Land/Building

PP for Proposed Laying out of house sites
comprised in S.No. 661 of Sothupakkam Village

Site Address.....
Ponneri Taluk, Jhiruvallur District, Sholavaram
Panchayat Union Limit.

Division No.....

₹ 25,000/-

B-14613

30/10/2019

Development Charge paid Rs..... Challan No..... Date.....

PERMISSION is granted to the layout/sub-division of land/
building construction/change in use of land/building according to the
authorised copy of the plan attached hereto and subject to the
condition overleaf.

3. The Permit expires on.....

the building construction work should be completed as per plan before the expiry
date. If it is not possible to Complete the construction, request for renewing the
planning permit should be submitted to Chennai Metropolitan Development
Authority before the expiry date. If it is not renewed before the said date fresh.
Planning Permission application/has to be submitted for continuing the construction
work when the Development Control Rules that may be currently in force at that time
will be applicable. If the construction already put up is in deviation to the approved
plan and in violation of rules. Planning permit will not be renewed.

For MEMBER SECRETARY

06/02/2020

10/02/2020

23
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PROCEEDINGS OF THE COMMISSIONER PANCHAYAT UNION SHOLAVARAM
PRESENT: Thiru.K.RAVI

Re.No. 3852/2019/A3

Date:14.02.2020

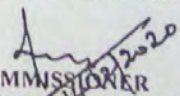
Sub: Layout- Chennai Metropolitan Development Authority – Planning Permission
Layout of House sites in S.No. S.No. 66/1 – Total Area – 5032 Sq.m. of
Sothupakkam Village in Padiyanallur Panchayat – Approved order issued

- Ref:**
1. Tmt.K.Vijayalakshmi , No.296/4, Belly Nagar, Anna Nagar West Chennai-40. Application dated: 28.08.2019.
 2. Member Secretary, CMDA letter No.L1/8234/2019-1 dated: 06.11.2019.
 3. Gift deed received from Tmt.K.Vijayalakshmi , No.296/4, Belly Nagar, Anna Nagar West Chennai-40, Registered at Sub-Register office, Redhills document No. 11096/2019, Dt: 19.11.2019
 4. The Member Secretary, CMDA, Chennai Rc.No.L1/8234/2019 Dated: 07.02.2020..
 5. Panchayat Union Council, Sholavaram resolution No.02/Dt: 28.08.2019.

ORDER:

Permission sought by the applicant **Tmt.K.Vijayalakshmi , No.296/4, Belly Nagar, Anna Nagar West, Chennai -40** for the laying out the house sites in **S.No. 66/1 of Sothupakkam** village in **Padiyanallur Panchayat** with the total extent **5032 Sq.m.** is approved subject to the conditions specified below in the approval of the Member Secretary, C.M.D.A. Chennai letters received 2nd and 4 read above.

1. The conditions specified in the Member Secretary C.M.D.A (Layout conditions accompanying Sub-Division of lands in the Chennai Metropolitan Area) letter No. **L1/4157/2019 dated: 31.10.2019** and subjected to the conditions over leaf of Member Secretary, Chennai Planning permission **No.12740 Dt:31.10.2019.**
2. The other conditions specified in the Tamil Nadu Panchayat Building Rules 1970 (Rule No.3, sub-Rule 1 to 10) is Applicable.
3. The applicant is advised to abide by the rules and Regulations that will be issued by the Government in this regard.
4. The applicant is advised to follow the conditions laid down in the Chennai Metropolitan Development Authority letters cited.
5. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the planning permission in the event of planning permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.
6. The approved plans are enclosed.


COMMISSIONER
PANCHAYAT UNION SHOLAVARAM

Encl:

1. Plan PPD/LO No.10/2020 Dt:07.02.2020.
2. Conditions Specified in Member Secretary, C.M.D.A permit No.12772 Dt:07.02.2020.
3. Conditions Specified in Annexure enclosed in the Secretary C.M.D.A, Chennai. Letter No L1/8234/2019 dated: 07.02.2020.

To **Thiru K.Vijayalakshmi , No.296/4, Belly Nagar, Anna Nagar West, Chennai-40**
Copy to **The Special Officer, Padiyanallaur Panchayat.**

ANNEXURE

LAYOUT CONDITION ACCOMPANYING SUB-DIVISION OF LANDS IN S.No. 66/1 OF SOTHUPAKKAM VILLAGE, PADIYANALLUR PANCHAYAT, SHOLAVARAM PANCHAYAT UNION IN CHENNAI METROPOLITAN AREA.

1. All streets, sites and other works shall be laid out and demarcated in accordance with the plan No.PPD/LO.No. 10/2020 approved in this office **Ir.No.L1/8234/2019 dated: 07.02.2020** and no deviation or modification in the alignment the street and dimension of sites, reservations etc. shall be made without prior approval of the Chennai Metropolitan Development Authority.
2. The streets shall be formed to approve levels, metalled, sewered and lighted to the satisfaction of the Executive Authority i.e. Panchayat Unions and Tamil Nadu Panchayats Act, as the case may be.
3. Every site in the area other than the site reserved for specific purpose in the layout plan shall be exclusively utilized for the construction of structures for residential used only.
4. The site shall not be sub-divided without prior approval of the Chennai Metropolitan Development Authority.
5. There shall be a building line from the street boundary as shown in the layout plan and no building other than a boundary wall or fence of a height not greater than 1.5 mts. from the ground level of the street, shall be created in the space between the street boundary and the building line.
6. Only detached housed shall be permitted in the area.
7. Every dwelling house shall be provided with adequate means for the effectual drainage of storm water salvage and sewage for the premises and sufficient and suitable sanitary convenience for the use of the occupants of the house. The drainage arrangements and the sanitary convenience shall be in accordance with such conditions and design as specified by the Health Officer.
8. All sewage water shall be disposed off in such a way as to prevent it from running into, or stagnating on adjacent street, but may be used for watering the gardens or allowed to flow freely into drains or channels after it had been previously treated sanitarly in any manner required by the Health Officer.
9. Except to the extent necessary for the excavation of foundations, leveling or slopping of ground, earth shall not be removed from any site so as to create hollows of borrow pits therein.
10. The space set apart for streets and communal and recreational purposes shall be transferred to the Authority or any Local Authority designated by it, free of cost through a gift deed.
11. The building construction shall be subject to the Development Regulations of the Master Plan for Chennai Metropolitan Area.
12. Developments in the area reserved for the following used as indicated in the plan approved above and be regulated as per the Development Regulations.

- i. Residential Plots : Primary Residential Use Zone
- ii. Park/Play Ground : Open Space & Recreational Use Zone
- iii. Public Purpose : Institutional Use Zone.

13. In the open space within the site to the extent feasible trees may be planted and existing trees preserved.

14. The area earmarked for public purpose, 68 Sq.m, [Regular Plots (1 to 46) and E.W.S Plots -- Sq m] (iv Post and Telegraph Office, Police Station, etc.) would remain reserved for a specific period of one year from the date of approval to enable the government department concerned to negotiate with the owner and acquire the reserved land if required for them. The cost of the plot should not be more than guideline value. If the promoter adds proportionate development cost on the price of the public purpose plot, the same should be approved by CMDA. After the said period of one year and if none of the agencies purchase the reserved land full/part, the layout owner/ Developer is free to dispose of the site reserved for public purpose to any body for residential use only.

15. Sign board to be erected at this site.

(--Sd--)

For MEMBER-SECRETARY

(True Copy)

COMMISSIONER
PANCHAYAT UNION, SHOLAVARAM.



our services doesn't just end there



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Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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