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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-1/0057/2021

Dated: 09.09.2021

To

The Commissioner

Sholavaram Panchayat Union
Sholavaram, Chennai - 67.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission -
Laying out of house sites in the land comprised in S.No.595/4B, 5,
6B, 7B, 8 & 10 of Sholavaram 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-1/00057/2021 dated 05.03.2021.
 2. This office letter even No. dated 10.03.2021 addressed to the C.E., PWD, Chennai Region.
 3. This office letter even No. dated 01.04.2021 addressed to the Applicant.
 4. The C.E., PWD, Chennai Region letter No.DB / T5 (3) / F - I & C - Sholavaram Village - II / 2021 / M dated 29.03.2021.
 5. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 6. This office DC Advice letter even No. dated 29.04.2021 addressed to the applicant.
 7. Applicant letter dated 30.04.2021 enclosing the receipt for payments.
 8. This office letter even No. dated 06.05.2021 addressed to the Applicant enclosing the skeleton plan.
 9. Applicant letter dated 14.06.2021 enclosing the Gift Deed duly signed by the Donor.
 10. This office letter even No. dated 02.07.2021 addressed to the Sub-Registrar, Redhills.
 11. Applicant letter dated 09.07.2021 enclosing the Gift deed for Road space and PP-1 & 2 sites registered as Doc. No.7218/2021 dated 09.07.2021 @ SRO, Redhills.
 12. Applicant letter dated 14.07.2021 enclosing the Gift Deed for handing over of Park area duly signed by the Donor.
 13. This office letter even No. dated 30.07.2021 addressed to the Sub-Registrar, Redhills.
 14. Applicant letter dated 03.08.2021 enclosing the Gift deed for Park area registered as Doc. No.8313/2021 dated 03.08.2021 @ SRO, Redhills.
 15. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 16. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for laying out of house sites in the land comprised in S.No.595/4B, 5, 6B, 7B, 8 & 10 of Sholavaram Village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union limit was examined and the 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 has remitted the following charges / fees in the reference 7th cited as called for in this office letter 6th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.22,161/-	CMDA/PP/Ch/4427/2021 dated 05.03.2021
Development charge	Rs.45,000/-	B-0019136 dated 30.04.2021
Layout Preparation charge	Rs.25,000/-	
Contribution to Flag Day Fund	Rs.500/-	14060 dated 30.04.2021

4. The approved plan is numbered as **PPD/LO. No.132/2021 dated 09.09.2021**. Three copies of layout plan and planning permit **No.14241** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan and compliance of the conditions stipulated in the PWD remarks in the reference 4th 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 15th & 16th cited.

7. The original Gift Deed registered as Doc.No.7218/2021 dated 09.07.2021 & Doc.No.8313/2021 dated 03.08.2021 both @ SRO, Red Hills as in the reference 11th & 14th cited is also enclosed herewith as per the provision made in the G.O. in the reference 5th 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.7218/2021 dated 09.07.2021 & Doc.No.8313/2021 dated 03.08.2021 both @ SRO, Red Hills.

Copy to: 1. Tmt.P.Shivaranjani,
No.168, Medavakkam Main Road,
Madipakkam,
Chennai - 600 091.

2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).
3. 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. 4th cited).
4. The Superintending 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).
5. Stock file /Spare Copy.



PROCEEDINGS OF THE COMMISSIONER PANCHAYAT UNION SHOLAVARAM
PRESENT: Tmt.E.DEVI

Re.No. 2709/2021/A3

Date: -09.2021

Sub: Layout- Chennai Metropolitan Development Authority --Planning Permission
 Layout of House sites in S.No. 595/4B, 5, 6B, 7B, 8 & 10 - (81 Plots) total
 extent **9185 Sq.m of Sholavaram Panchayat** in- Approved order issued.

Ref: 1. Tmt.P.Shivaranjani, No.168,Medavakkam Main Road, Madipakkam, Chennai-
 600091. Application
 2. Member Secretary, CMDA letter No. L1/0057/2021 dated: 09.09.2021
 3. Gift deed received from Applicant . Registered at Sub-Register office,
 Redhills document No. 7218 and 8313/2021, Dt:09.07.2021 and
 03.08.2021

ORDER:

Permission sought by the applicant Tmt.P.Shivaranjani, No.168,Medavakkam Main Road, Madipakkam, Chennai-600091, for the laying out the house sites in S.No. **595/4B, 5, 6B, 7B, 8 & 10 of Sholavaram Panchayat with the total extent 9185 Sq.m (81 Plots)** is approved subject to the conditions specified below in the approval of the Member Secretary, C.M.D.A. Chennai letters received 2nd 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. L1/0057/2021 dated: 09.09.2021 and subjected to the conditions over leaf of Member Secretary, Chennai Planning permission No.14241 Dt:09.09.2021
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.132/2021 Dt:09.09.2021
2. Conditions Specified in Member Secretary, C.M.D.A permit No.14241 Dt:09.09.2021
3. Conditions Specified in Annexure enclosed in the Secretary C.M.D.A, Chennai. Letter No L1/0057/2021 Dt: 09.09.2021.

To

Tmt.P.Shivaranjani,
 No.168,Medavakkam Main Road,
 Madipakkam,
 Chennai-600091.

Copy to

The President Sholavaram Panchayat





our services doesn't just end there



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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

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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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