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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-1/0203/2021

Dated:08.07.2022

To

The Commissioner

Sholavaram Panchayat Union

Sholavaram, Chennai - 67.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission -
Proposed layout of House sites for the property comprised in
S.Nos.112/2, 3 & 4, 113/1, 114/1 & 117/1 of Siruniam Village,
Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union limit
- Approved - Reg.

- Ref: 1. The Layout proposal received in CMDA through online vide
reference SBC No. CMDA / PP / Layout-1 / 0203 / 2021 dated
28.09.2021.
2. This office letter dated 07.10.2021 addressed to the CE, PWD,
WRD, Chennai Region
 3. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)]
Department dated 09.12.2020.
 4. This office DC Advice letter even No. dated 02.02.2022 addressed
to the applicant.
 5. Applicant letter dated 07.02.2022 enclosing the receipt for
payments.
 6. This office reminder letter even No. dated 01.03.2022 addressed to
the CE, PWD, WRD, Chennai Region.
 7. The CE, PWD, WRD, Chennai Region in letter No.DB/T5(3)/F-2732
NOC - Siruniam / 2022 / dated 20.04.2022.
 8. This office letter even No. dated 09.05.2022 addressed to the
applicant enclosing the skeleton plan.
 9. This office letter even No. dated 13.06.2022 addressed to the Sub-
Registrar, Redhills enclosing original Gift Deed.
 10. Applicant letter dated 17.06.2022 received on 20.06.2022
enclosing a copy of Gift deed for Road area, Park area, PP-1 & 2
sites registered as Doc. No.7876/2022 dated 15.06.2022 @ SRO,
Redhills.
 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
comprised in S.Nos.112/2, 3 & 4, 113/1, 114/1 & 117/1 of Siruniam 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
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 5th cited as called for in this office letter 4th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.16,800/-	CMDA/PP/Ch/5786/2021 dated 28.09.2021.
Development charge	Rs.48,000/-	B-0020905 dated 07.02.2022
Layout Preparation charge	Rs.27,000/-	
Contribution to Flag Day Fund	Rs.500/-	

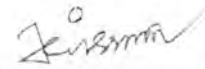
4. The approved plan is numbered as **PPD/LO. No.82/2022 dated 08.07.2022**. Three copies of layout plan and planning permit **No.14688** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan and compliance of the conditions stipulated in the PWD remarks in the reference 7th 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 11th & 12th cited.

7. The original Gift Deed registered as Doc. No.7876/2022 dated 15.06.2022 @ SRO, Redhills 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 Member Secretary

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.7876/2022 dated 15.06.2022 @ SRO, Redhills.

Copy to: 1. Thiru.A.Muthaiah, GPA on behalf of Thiru.D.Muthu,
No.24, First Street, Kumaran Nagar,
Sholavaram,
Chennai – 600 067.

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

(along with a copy of approved layout plan).



3. The Superintending Engineer,
Chennai Electricity Distribution Circle, West.
Tamil Nadu Generation and
Distribution Corporation (TANGEDCO)
@ 110 KV SS Complex, Thirumangalam,
Anna Nagar, Chennai-600 040. (w.o.e.)
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. 7th cited).
5. TNRERA,
CMDA Tower-II, 1st floor,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.
6. Stock file /Spare Copy.

Arave

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

Re.No. 2206/2020/A3

Date: 04-08-2022

Sub: Layout- Chennai Metropolitan Development Authority - Planning Permission
Layout of House sites in Siruniam Village - Angadu Panchayat of S.No.112/2,3 &
4, 113/1, 114/1 & 117/1 - **Thiru.A.Muthaiah**, GPA on behalf of
Thiru.D.Muthu, No.24, First Street, Kumaran Nagar, Sholavaram, Chennai -
600067 for new Layout of House Sites(79 plots) - Approved order issued.

- Ref:
1. The Member Secretary, CMDA, Chennai Re.No.L1/0203/2021 Dated:
08.07.2022.
 2. Gift deed Registered at Sub-Register office, Redhills document No.
7876/2022, Dt: 17.05.2022.

ORDER:

Permission sought by the applicant **Thiru.A.Muthaiah**, GPA on behalf of Thiru.D.Muthu, No.24, First Street, Kumaran Nagar, Sholavaram, Chennai -600067 for the laying out the house sites in S.No.112/2,3 & 4, 113/1, 114/1 & 117/1 of Siruniam Village, Angadu Panchayat with the total 79 house sites is approved subject to the conditions specified below in the approval of the Member Secretary, C.M.D.A. Chennai letter received 1st 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. L1/564/2020 dated: 10.06.2020 and subjected to the conditions over leaf of Member Secretary, Chennai Planning permission No.13804 Dt: 10.06.2020.
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

(Handwritten signature)

Encl:

1. Plan PPD/LO No.82/2022 Dt:08.07.2022
2. Conditions Specified in Member Secretary, C.M.D.A permit No.14688 Dt:08.07.2022
3. Conditions Specified in Annexure enclosed in the Secretary C.M.D.A. Chennai Letter No L1/0203/2021 dated: 08.07.2022

To

Thiru.A.Muthaiah, GPA on behalf of Thiru.D.Muthu,
No.24, First Street, Kumaran Nagar,
Sholavaram, Chennai -600067

Copy to The president, Angadu Panchayat.



ANNEXURE

LAYOUT CONDITION ACCOMPANYING LAYOUT OF LANDS IN S.No.112/2,3 & 4, 113/1, 114/1 & 117/1 OF SIRUNIAM VILLAGE, ANGADU 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.82/2022 approved in this office Ir.No. L1/0203/2021 dated: 08.07.2022 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, sewerred 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.

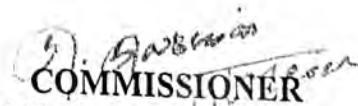
14. The area earmarked for public purpose, 886 Sq.m and E.W.S Plots 882 Sq.m. (iv Post and Telegraph Office, Police Station, etc.) would remain reserved for a specific period of one year from the date of approval to enable the government department concerned to negotiate with the owner and acquire the 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.

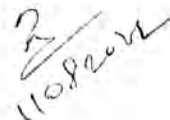
15. Sign board to be erected at this site.

(--Sd--)

For MEMBER-SECRETARY

(True Copy)


COMMISSIONER
PANCHAYAT UNION, SHOLAVARAM.


11/08/2022





our services doesn't just end there



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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real estate journey

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