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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Inlet Road,
Egmore, Chennai - 600 098
Phone : 28414855 Fax: 91-44-28548416
E-mail: cmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No.Layout-1/0032/2021

Dated: 28.04.2022

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission -
Proposed layout of House sites for the land comprised in S.Nos.47/1 & 3
and 48/2 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 SBC No. CMDA / PP / Layout-1 / 0032 / 2021 dated
16.02.2021.
2. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)]
Department dated 09.12.2020.
 3. This office letter even No. dated 20.04.2021 addressed to the CE,
PWD, WRD, Chennai region.
 4. This office letter even No. dated 29.04.2021 addressed to the
Commissioner, Sholavaram Panchayat Union.
 5. This office letter even No. dated 04.05.2021 addressed to the
Applicant.
 6. This office letter even No. dated 02.08.2021 addressed to the
SRO, Redhills.
 7. The Sub-Registrar, Redhills letter No.243/2021 dated 04.08.2021.
 8. This office DC Advice letter even No. dated 06.08.2021 addressed
to the applicant.
 9. Applicant letter dated 09.08.2021 enclosing the receipt for
payments.
 10. This office letter even No. dated 12.08.2021 addressed to the
applicant enclosing the skeleton plan.
 11. Applicant letter dated 16.08.2021 enclosing the Gift Deed duly
signed by the Donor.
 12. This office supplementary DC Advice letter even No. dated
25.08.2021 addressed to the applicant.
 13. Applicant letter dated 27.08.2021 enclosing the receipt for
payments.
 14. This office letter even No. dated 30.09.2021 addressed to the Sub-
Registrar, Redhills enclosing original Gift Deed.
 15. Applicant letter dated 26.10.2021 enclosing a copy of Gift deed for
Road area, PP-1 & 2 sites registered as Doc.No.13164/2021 dated
26.10.2021 @ SRO, Redhills.
 16. This office reminder letter even No. dated 01.11.2021 addressed
to the applicant.
 17. The CE, PWD, WRD, Chennai region in letter No.DB/T5 (3)/F -
NOC - Perungavur Village / 2022 dated 03.02.2022.
 18. Applicant letter dated 04.02.2022.
 19. This office letter even No. dated 18.02.2022 addressed to the
Applicant.
 20. Applicant letter dated 01.03.2022.
 21. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
 22. 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
for the land comprised in S.Nos.47/1 & 3 and 48/2 of Perungavur Village, Ponneri Taluk,
Tiruvallur District, Sholavaram Panchayat Union limit was examined and layout plan has been

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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 9th & 13th cited as called for in this office letter 8th & 12th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.12,524/-	CMDA/PP/ch/4140/2021 dated 16.02.2021
Development charge	Rs.28,000/-	B-0019679 dated 09.08.2021
Layout preparation Charges	Rs.19,000/-	
OSR charge (258 sq.m.)	Rs.55,000/-	
Balance OSR charges	Rs.3,85,000/-	B-0019828 dated 27.08.2021.
Flag Day Fund	Rs.500/-	14210 dated 09.08.2021.

4. The approved plan is numbered as **PPD/LO, No.46 /2022 dated 28 .04.2022** Three copies of layout plan and planning permit **No.14652** 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 17th 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 21st & 22nd cited.

7. The original Gift Deed registered as Doc. No. 13164/2021 dated 26.10.2021 @ SRO, Redhills as in the reference 15th cited is also enclosed herewith as per the provision made in the G.O. in the reference 2nd cited.

Yours faithfully,

[Signature]
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.13164/2021 dated 26.10.2021 @ SRO, Redhills.

Soni Kalai

Copy to:

1. ✓ Mr. A. Sasikala,
No. 24, Kutchery Road,
Mylapore,
Chennai 600 004.
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)
Chennai, Chennai - 600 005,
(along with a copy of approved layout plan for
monitoring the compliance of the conditions
stipulated in the NOC in ref. 15th cited.
4. The Superintending Engineer,
Chennai Electricity Distribution Circle, West,
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
Thirumagalam @ Anna Nagar,
Chennai-600 040.
5. TNRERA,
CMDA Tower-II, 1st floor,
No. 1A, Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.
6. Stock file /Spare Copy.

Sasikala A.

Chennai Metropolitan Development Authority
PLANNING PERMIT
(B60 49 of T & C. P. Act 1971)

PERMIT No. **14652**

Date of Permit **28/04/2022**

PPD No: **48**
Lo **2002**

Tmt. A. Sathya
No. 24, Kutchery Road,
Mylapore,
Chennai - 600 004.

File No **Layout-1/0022/2021**

Name of Applicant with Address

Date of Application **16.02.2021**

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

Site Address **Proposed layout of 1000 sq. ft. land situated in**

Division No. **S. 1005, 14/1 & 2 and 14/2 of Devangar village,**

Ramankrishna Nagar, Thiruvallur District, Chokkikulam Panchayat

Development Charge paid Rs. **28,000/-** Challan No. **B-0019679** Date **09/03/2021**

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 the permit 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

27/4/2022

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Soni Kala A.

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

Re.No. 1387/2022/A3

Date: 03-08-2022

Sub: Layout- Chennai Metropolitan Development Authority —Planning Permission
Layout of House sites in S.No.47/1 & 3 and 48/2 — total extent 5972 Sq.m of
Perungavoor Panchayat — Approved order issued.

- Ref: 1. Member Secretary, CMDA (Gift Deed) letter No. L1/0032/2021 dated:
30.09.2021
2. Member Secretary, CMDA letter No. L1/0032/2021 dated: 28.04.2022

ORDER:

Permission sought by the applicant Tmt.A.Sasikala, No.24, Kutchery Road, Mylapore, Chennai-400004. for the laying out the house sites in S.No.47/1 & 3 and 48/2 of Perungavoor Panchayat with the total extent 5972 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 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. L1/0032/2021 dated: 28.04.2022 and subjected to the conditions over leaf of Member Secretary, Chennai Planning permission No.14652 Dt:28.04.2022
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.

[Signature]
COMMISSIONER
PANCHAYAT UNION SHOLAVARAM

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03082022
[Signature]
Sari Kalan A.

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Encl:

1. Plan PPD/LO No.46/2022 Dt:28.04.2022
2. Conditions Specified in Member Secretary, C.M.D.A permit No.14652 Dt:28.04.2022
3. Conditions Specified in Annexure enclosed in the Secretary C.M.D.A, Chennai. Letter No L1/0032/2021 dated: 28.04.2022

To

Tmt.A.Sasikala,
No.24, Kutchery Road,
Mylapore, Chennai-600004.

Copy to The president, Perungavoor Panchayat.

Sasikala A.

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ANNEXURE

LAYOUT CONDITION ACCOMPANYING SUB-DIVISION OF LANDS IN S.No.47/1 & 3 and 48/2 of OF PERUNGAVOOR VILLAGE, 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.46/2022 approved in this office Ir.No. L1/0032/2021 dated: 28.04.2022 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, 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.

Sankala. A.

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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, 5972 Sq.m (54 Plots (1-52 regular plots, 1 shop site, 1 owners use)) (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)

P. P. B. B. B.
COMMISSIONER
PANCHAYAT UNION, SHOLAVARAM.

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03/08/2011
Soni Kala A.



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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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