

BY REGISTERED POST WITH ACK.DUE



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.PP/SB/S(B1)/0063/2019, Dated:...03.05.2019

To

The Principal Chief Engineer,
Greater Chennai Corporation,
Ribbon Building, Chennai 600003.

Sir,

Sub: CMDA – Area Plans Unit - 'B' Channel (South) - Planning Permission for the proposed construction of Stilt floor + 5 floors Residential building with 10 dwelling units at Plot A as per approved Subdivision comprising Plot No.5 & Plot No.4 Part of approved layout, Surendra Nagar 10th Street, Adambakkam, Chennai in old S.No.256/2 part of Adambakkam village, T.S.No.87 & 88 part, Block No.13, Ward No.F of Adambakkam village within the limit of Greater Chennai Corporation – Approved and forwarded to Local Body for issue of Building Permit – Reg.

- Ref:
1. Planning Permission Application received in SBC No.CMDA/PP/SB/S/0063/2019, dated 11.03.2019.
 2. G.O.Ms.No.86, H&UD Department dated 28.03.2012
 3. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
 4. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
 5. G.O.(Ms).No.18 MAWS (MA-I) Department, dated 04.02.2019.
 6. CMDA office order No.7/2019 dated 12.03. 2019
 7. This office DC letter even No. dated.26.03..2019
 8. Letter dated. 10..04.2019 received from the applicant

The Planning Permission Application for the proposed construction of Stilt floor + 5 floors Residential building with 10 dwelling units at Plot A as per approved Subdivision comprising Plot No.5 & Plot No.4 Part of approved layout, Surendra Nagar 10th Street, Adambakkam, Chennai in old S.No.256/2 part of Adambakkam village, T.S.No.87 & 88 part, Block No.13, Ward No.F of Adambakkam village within the limit of Greater Chennai



Corporation received in the reference 1st cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 7th cited.

2. The applicant has remitted the following charges in the reference 8th cited.

i)	Development charges	₹ 19,000/-	B0010387, dated 02.04.2019.
ii)	Scrutiny Fee	₹ 2,000/-	
iii)	Regularization charges	Nil	
iv)	Open space & reservation charges	Nil	
v)	Security Deposit for Building	₹ 3,00,000/-	
vi)	Security Deposit for Display Board	₹ 10,000/-	
vii)	Security Deposit for STP	Nil	
viii)	Infrastructure & Amenities Charges	₹ 4,47,000/-	
ix)	Premium FSI Charges	Nil	
x)	Shelter charges	Nil	
xi)	MIDC Charges	₹ 2,30,000 /-	

3. Two sets of approved Plans are numbered as **B/Spl.Bldg/66/2019**, dated **03.05.2019**, Planning Permit No.12449 are sent herewith. The Planning Permit is valid for the period from **03.05.2019** to **02.05.2024**.

4. The Localbody is requested to ensure water supply and sewerage disposal facility for the proposal before issuing building Permit. It shall be ensured that all wells, overhead tanks are hermitically sealed with properly protected vents to avoid mosquito menace. Non provision of rain water harvesting structures shown in the approved plan to the satisfaction of the Authority will also be considered as a deviation to the approved plan and violation of Tamil Nadu Combined Development Building Rule 2019 and enforcement action will be taken against such development.

5. The Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority. The Town & Country Planning Act provision does not cover the Structural Stability aspect of the building including the safety during the construction. However, these aspects are covered under the provisions of the Local Bodies Act.

6. As far as the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the Building Rules under the respective Local Body Act 1926, such as Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality Act, 1924, Tamil Nadu Panchayat Act, 1994. The Planning Permission issued under the provision of Tamil Nadu Town & Country Planning Act 1971, does not cover the Structural Stability aspect. However, it is the sole responsibility of the

Permission issued under the provision of Tamil Nadu Town & Country Planning Act 1971, does not cover the Structural Stability aspect. However, it is the sole responsibility of the applicant / developer /Power Agent and the Structural Engineers / License Surveyor / Architects who has signed in the plan to ensure the safety during construction and after construction and also for the continued structural stability of the buildings. In this regard, applicant along with the Architect and Structural Engineer and Construction Engineer has furnished necessary undertakings for Structural Design Sufficiency as well as for supervision in the prescribed formats.

9. 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, CMDA 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 /her application to prove the same. Thus, CMDA primarily considers only the aspect 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.

10. As approved by Tamil Nadu Government in G.O.M.s.No.112 H & UD Department dated 22.06.2017 to carry out the provisions of Real Estate (Regulation & Development) Act 2016, the 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 Real Estate Regulatory Authority.

11. This Planning Permission is not final. The applicant has to approach the Principal Chief Engineer, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

12. Applicant shall not commence construction without building approval from the Greater Chennai Corporation.



Yours faithfully,

M. S. S. S. S.
6/5/19
For Chief planner
Area Plans Unit

6/5/19

Encl:

1. Two sets of approved Plans
2. Two copies of Planning Permit

Copy to:

1. ✓ P.Bhavani
'Navin's Triumph', No.802 & 804, Anna Salai,
Chennai.600035,
2. **The Deputy Planner**
Enforcement Cell (South), CMDA, Chennai – 8.
(With one set of approved plans)
3. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road, Nungambakkam,
Chennai-34.
4. **The Member**
Appropriate Authority
No.108, Mahatma Gandhi Road, Nungambakkam,
Chennai-34.
5. **The Chief Engineer, CMWSSB,**
No.1 Pumping Station Road, Chintadripet, Chennai-2
- 6.



Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 12449

B/Spl. Bldg / 66 / 2019

Date of Permit. 03.04.2019

P. Bhawari

File No. PP/SB/5(CBL)/0063/2019 'Navin's Triumph',

Name of Applicant with Address... No. 802, A. 80A, Anna Salai,
Chennai - 600035.

Date of Application. 11.03.2019

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

Site Address... ~~10 duelling units at Plot A as per~~
stilt + 5 floors Residential building with

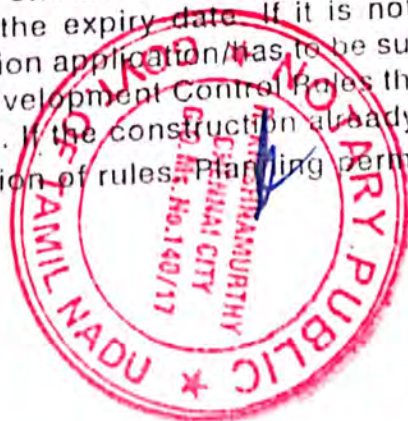
Division No. ~~No. 5 & Plot No. A (Part) of approved layout at~~
approved sub-division, comprising Plot

Subarna Nagar 10th street, Adambakkam,
Chennai in S.No. 256/2 part, T.S. No. 87 &
88 part, Block No. 13, ward No. F of Adambakkam village.

Development Charge paid Rs. 19,000/- Challan No. BDD.0387 Date 02.04.2019

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 02.04.2024
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
6/5/19



Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN12/00113/2019		PP/SB/S(B1)/0063/2019 - 03/05/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N12	N165	07/06/2019	07/06/2019
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		P. BHAVANI GPA-NAVIN"S TRIUMPH" NO:802 & 804, ANNA SALAI, CHENNAI - 600035.	
சேவையின் விவரம் / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Door No:1/5,Block No:13 WARD - F,Plot No:SD PLOT A IN PLOT 5 &4PT, Survey No:TS.NO:87 & 88PT, SURENDHIRA NAGAR 10TH STREET,ADAMBAKKAM,ADAMBAKKAM,Adambakkam, CHENNAI, 600088	
Building License Fees		137000	
Road cut charges - CMWSSB SEWERAGE		14100	
Road cut charges - CMWSSB, WATER		14100	
Road cut charges - TNEB		14100	
Scrutiny Fees		600	
Tentative improvement charges		259000	
மொத்தக் கட்டணம்/ Total (In Rs.)		438900	

Amount (in words): Rupees Four Lakh Thirty Eight Thousands Nine Hundred Only

M.W.G.W.F. DD Details : DD Number: 123353 Amount: 195000 Rs. Date:30/05/2019 Bank:STATE BANK OF INDIA

மனு குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்புளிக்கப்பட்ட வரையறுக்கப்பட்ட அனுமதி

Sanctioned for CMDA Proposal- only for Building Permit Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

இந்த அனுமதி 06/12/2019 ஆம் தேதிக்குள் வேலை தொடங்குவதில் காலாவதியாகிவிடுவதால் கட்டிட அனுமதி முடிவு நாள் 06/06/2024

This Sanction will expire if the construction is not started with in 06/12/2019

If Construction started Building Permit is valid up to 06/06/2024

Assistant Executive Engineer (T.P.)



Executive Engineer (T.P.)

Handwritten notes and signatures at the bottom left corner.