

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: [mcmda@tn.gov.in](mailto:mcmda@tn.gov.in)

Website: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No. PP/NHRB/S(B2)/1057/2019 Dated: 04.02.2020

To

**The Principal Chief Engineer**

Greater Chennai Corporation

Ribbon Building

Chennai - 600 003.

Sir,

Sub: CMDA - APU - (B Channel - South Division) - Planning Permission Application for the proposed construction of Stilt Floor + 5 Floors with 15 dwelling units availing Premium FSI of Residential building at Plot No.1, Park Avenue 1<sup>st</sup> Main Road, Ganapthy Sachinananda Puram, Velachery, Chennai-600042 in old S.No.299/2, New S.No.299/25, T.S.No.37, Block No.236 of Velachery village within the Greater Chennai Corporation Limit - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

- Ref: 1. The PPA received in SBC No.CMDA/PP/NHRB/S/1057/2019 dated 04.11.2019.
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, Municipal Administration and Water Supply (MA.I) Dept. dated 4.2.2019.
6. CMDA office order No.7/2019 dated 12.3.2019.
7. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
8. This office DC advice sent to the applicant in this office letter even No. dated 09.01.2020
9. The applicant's letter dated 27.01.2020

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Planning Permission Application for the proposed construction of Stilt Floor + 5 Floors with 15 dwelling units availing Premium FSI of Residential building at Plot No.1, Park Avenue 1<sup>st</sup> Main Road, Ganapthy Sachinananda Puram, Velachery, Chennai-600042 in old S.No.299/2, New S.No.299/25, T.S.No.37, Block No.236 of Velachery village within the Greater Chennai Corporation Limit received in the

For KANYA HOMES PVT. LTD.

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Director

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reference 1<sup>st</sup> cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 8<sup>th</sup> cited.

2. The applicant has remitted the following charges in the reference 9<sup>th</sup> cited.

Sl. No.	Description	Total Amount	
1.	Development Charge	Rs.18,000/-	Vide Receipt No. B0015652 dated 27.01.2020
2.	Regularisation Charge	Rs.45,000/-	
3.	Scrutiny Fee	Rs.3,000/-	
4.	I&A charges	Rs.3,95,000/-	
5.	Security Deposit for Building	Rs.2,53,000/-	
6.	Security Deposit for Display Board	Rs.10,000/-	
7.	MIDC	Rs. 2,20,000/-	
8.	Premium FSI Charges	Rs. 26,99,000/-	

3. Two sets of approved Plans are Numbered as **B/ NHRB / 48 /2020** dated **04.02.2020** in **Planning Permit No. 13317** are sent herewith. The **Planning Permit** is valid for the period **from 04.02.2020 to 03.02.2025**.

4. The Local Body 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.

For **KANYA HOMES PVT. LTD.**

*[Signature]*

Director

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 1920, 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 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.

7. 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.

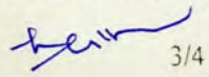
Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate / competent Court to decide 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.

8. 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.

9. 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.

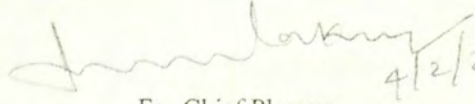
10. Applicant shall not commence construction without building approval from the Local Body concerned.

For KANYA HOMES PVT. LTD.

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11. The Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos.6912 & 6913 of 2019

Yours faithfully,



For Chief Planner  
(APU)

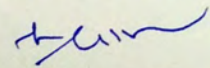
4/2/2020

- Encl: 1. Two sets of approved Plans  
2. Two copies of Planning Permit

Copy to:

1. **M/s. Kanya Homes Private Limited**  
**Rep by its Director Thiru. N.Mathavan**  
**GPA for Latha Anand**  
Kanya No.48A, Taramani 100 feet Road,  
Velachery,  
Chennai - 600042.
2. **The Member**  
**Appropriate Authority**  
108, Uthamar Gandhi Salai  
Nungambakkam, Chennai - 600 034.
3. **The Commissioner of Income Tax**  
No.168, Mahatma Gandhi Road  
Nungambakkam, Chennai - 600 034.
4. **The Senior Planner**  
Enforcement Cell CMDA,  
Chennai - 600 008.
5. **The Chief Engineer,**  
**CMWSSB**  
No.1, Pumping Station Road,  
Chindaripet,  
Chennai - 600 002.

**For KANYA HOMES PVT. LTD.**



Director

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

PERMIT No: 13317

B/NHRB/48/2020

Date of Permit: 4.02.2020

M/s. Kanya Homes Pvt. Ltd.,

File No. PP/NHRB/5(B2)/1057/2019 Rep. by its Director  
N. Mathavan

Name of Applicant with Address: Kanya NO. 48A, Taramani  
100 feet Road, Velachery,  
Chennai-42. Date of Application: 04.11.2019

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

Site Address: PP for the proposed construction of  
still floor + 5 floors with 15 dwelling  
units awaiting Premium FSI of

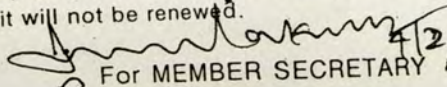
Division No. Residential building at Plot No. 1, Park  
Avenue 1st Main Road, Gopalathy  
Sachinaramda Puram, Velachery, Chennai-42

Development Charge paid Rs. 18,000/- Challan No. B0015652 Date: 27.01.2020  
in old S. No. 299/2, New S. No. 299/25  
T.S. No. 37, Block No. 236 of Velachery village.

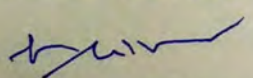
PERMISSION is granted to the layout/sub-division of land/  
building construction/change in use of land/building according to the  
authorised copy of the plan attached hereto and subject to the  
condition overleaf.

3. The permit expires on 3.02.2025  
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

  
3/02/2020

For KANYA HOMES PVT. LTD.

  
Director



பெருநகர சென்னை மாநகராட்சி  
Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-Works

கட்டிட அனுமதி

Building Permission

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

(1919 MCMC Act Section 238)

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கட்டிட அனுமதி எண் / Building Plan No		திட்ட அனுமதி எண் / Plan Submission No	
CEBA/WDCN13/00164/2020		PP/NHRB/S(B2)/1057/2019 - 04/02/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N13	N179	15/05/2020	15/05/2020
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		Kanya Homes Pvt Ltd Rep by N.Mathavan-GPA for Tmt.Latha Anand 'Kanya', 48-A, Taramani 100 Feet Road, Velachery, Chennai-42	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Block No:236, Plot No:1, Survey No:T.S.No 37, Park Avenue 1st Street, Park Avenue, Velachery East, Velachery, Chennai, 600042	
Building License Fees		114900	
Road cut charges - CMWSSB SEWERAGE		14900	
Road cut charges - CMWSSB, WATER		11200	
Road cut charges - TNEB		11200	
Scrutiny Fees		600	
Tentative improvement charges		156600	
Workers Welfare Board		169000	
மொத்தக் கட்டணம் / Total (In Rs.)		478400	

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

Payment Details:

DD Number: 000538

Amount 478400  
(In Rs.):

Date: 11/05/2020

Bank: AXIS BANK LTD.

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரையட நகலின்படி அனுமதி

Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

இந்த அனுமதி  
முடிவு நாள்

14/11/2020  
14/05/2025

ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 14/11/2020

If Construction started Building Permit is valid up to 14/05/2025



Digitally Signed by A S Murugan  
Date: 15-May-2020 (12:21:29)

Executive Engineer (T.P.)

For KANYA HOMES PVT. LTD.

*(Signature)*

Director