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

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

Letter No. PP/NHRB/S(B1)/1016/2019 Dated:28.02.2020

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 Group Development comprising of 3 Blocks; Block 1 consisting of Stilt floor + 4 floors residential building with 32 dwelling units and Block 2 consisting of Stilt floor + 4 floors residential building with 40 dwelling units and Block 3 consisting of Stilt floor + 4 floors residential building with 56 dwelling units totally 128 Dwelling units at 1st Main Road and 4th Main Road, Kotturpuram, Chennai in T.S.No.1 (part), Block No.14 of Adayar Village within 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/SB/S/1016/2019 dated 23.10.2019.
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 14.02.2020.
9. The applicant's letter dated 24.02.2020.

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Planning Permission Application for the proposed construction of Group Development comprising of 3 Blocks; Block 1 consisting of Stilt floor + 4 floors

residential building with 32 dwelling units and Block 2 consisting of Stilt floor + 4 floors residential building with 40 dwelling units and Block 3 consisting of Stilt floor + 4 floors residential building with 56 dwelling units totally 128 Dwelling units at 1st Main Road and 4th Main Road, Kotturpuram, Chennai in T.S.No.1 (part), Block No.14 of Adayar Village within Greater Chennai Corporation Limit received in the 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	Vide Receipt No.B0015975 dated 20.02.2020.
1.	Development Charge	Rs.78,000/-	
2.	MIDC	Rs.10,57,000/-	

3. Two sets of approved Plans are Numbered as B/ NHRB / 82 A to D /2020 dated 28.02.2020 in Planning Permit No. 13351 are sent herewith. The Planning Permit is valid for the period from 28.02.2020 to 27.02.2025

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.

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.**

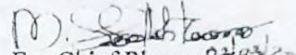
9. This Planning Permission is not final. The applicant has to approach the Principal Chief Engineer, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

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

PP/NHRB/S(B1)/1016/2019

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)

28/2/2020

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

Copy to:

1. **Tamil Nadu Slum Clearance Board**  
Represented by Thiru.S.Sundaramurthy,  
Executive Engineer , Division - II, TNSCB.  
13th Sector, 83rd Street,  
Sivalingapuram, K.K.Nagar,  
Chennai 600078.
2. **The Member**  
**Appropriate Authority**  
108, Uthamar Gandhi Salai  
Nungambakkam, Chennai - 600 034.
3. **The Commissioner of Income Tax**  
No.108, 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.

பெருநகர சென்னை மாநகராட்சி

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/WDCN13/00186/2020		PP/NHRB/S/(B1)/1016/2019 - 28/02/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N13	N172	25/06/2020	25/06/2020
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		TAMIL NADU SLUM CLEARANCE BOARD REP BY EXECUTIVE ENGINEER-DIVISION-II, 13TH SECTOR, 83RD STREET, SIVALINGAPURAM, K. K. NAGAR, CHENNAI- 600078.	
சேவையின் தன்மை / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Block No:14,Plot No:-, Survey No:TS.NO:1PART, 1st MAIN ROAD &, Kotturpuram 4th Main Road,Kotturpuram,Kotturpuram,Adayar, Chennai, 600085	
Building License Fees		670000	
Regularisation Charges (penalty under section 244A)		29400	
Road cut charges - CMWSSB SEWERAGE		23000	
Road cut charges - CMWSSB, WATER		23000	
Road cut charges - TNEB		23000	
Scrutiny Fees		600	
மொத்தக் கட்டணம்/ Total (In Rs.)		769000	

Amount (in words): Rupees Seven Lakh Sixty Nine Thousands Only

M.W.G.W.F. DD Details : DD Number: 018276 Amount: 100 Rs. Date:15/06/2020 Bank:HDFC BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்புளிக்கப்பட்ட வரையடங்கலில்படி 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 24/12/2020 ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி முடிவு நாள் 24/06/2025

This Sanction will expire if the construction is not started with in 24/12/2020

If Construction started Building Permit is valid up to 24/06/2025

Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)

23/06/2020

23/06/2020

10/12/20 23/06/20 24/06/20