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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/N/1123/2019 Dated:13.07.2020

To

**The Principal Chief Engineer**  
Greater Chennai Corporation  
Ribbon Building  
Chennai - 600 003.

Sir,

Sub: CMDA - APU - (B Channel - North Division) - The Planning  
Permission for the proposed construction of Block 1,2 & 3 Ground floor +  
5 floors Residential Building (Affordable Housing) with 448 dwelling  
units at Pulianthope High Road, Pulliyanthope, Chennai - 600 012.  
Comprised in R.S.No.1761/1 part, Block No.40, Ward-1 of Vepery  
Village within the limit of Greater Chennai Corporation - Approved and  
forwarded to Local Body for issue of Building Permit - Regarding.

*[Handwritten signature]*  
15/7/2020

- Ref: 1. The PPA received in SBC No.CMDA / PP / NHRB/N/1123/2019 dated 27.11.2019.  
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. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019  
7. This office DC advice sent to the applicant in this office letter even No. dated 01.06.2020.  
8. The applicant's letter dated 10.07.2020

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The Planning Permission Application for the proposed construction of Block 1,2 & 3 Ground floor + 5 floors Residential Building (Affordable Housing) with 448 dwelling units at Pulianthope High Road, Pulliyanthope, Chennai - 600 012. Comprised in R.S.No.1761/1 part, Block No.40, Ward-1 of Vepery Village within the limit of Greater Chennai Corporation 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 7<sup>th</sup> cited.

*[Handwritten signature]*  
**Executive Engineer,**  
**Slum Clearance Board**  
**Dn.III, Chennai - 600 039**

2. The applicant has remitted the following charges in the reference 8<sup>th</sup> cited.

| Sl. No. | Description        | Total Amount    |  |
|---------|--------------------|-----------------|--|
| 1.      | Development Charge | Rs.2,65,000/-   | Vide Receipt<br>No.B0016502<br>dated 06.06.2020. |
| 2.      | MIDC               | Rs. 32,75,000/- |  |

3. Two sets of approved Plans are Numbered as B/NHRB/ 193 A to D /2020 dated 13.07.2020 in Planning Permit No.13562 are sent herewith. The **Planning Permit** is valid for the period from 13.07.2020 to 12.07.2025.

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

*M. J. S.*  
Executive Engineer/4

Slum Clearance Board

Dn.III, Chennai - 600 030



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.

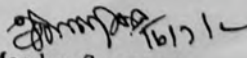
8. As approved by Tamil Nadu Govt. in G.O.Ms.No.112, H&UD Dept. dated 22.6.2017, to carry out the provisions of Real Estate (Regulation and Development) Act 2016, the Promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, 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".

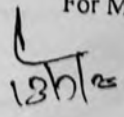
9. This Planning Permission is not final. The applicant has to approach the Principal Chief Engineer, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

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

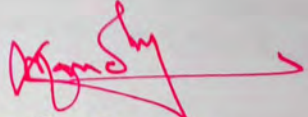
11. The Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8948 of 2019 and WMP (MD) Nos.6912 & 6913 of 2019.

Yours faithfully,

  
For Member Secretary



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



**Executive Engineer,  
Slum Clearance Board  
Dn.III, Chennai - 600 039**

**Copy to:**

1. Thiru.S.Sundararajan,  
Executive Engineer,  
Tamil Nadu Slum Clearance Board,  
Plot No.94 D, Door No.4/447,  
Judges Colony, Nehru Nagar,  
Kottivakkam,  
Chennai – 600 041.
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,  
Chintadripet,  
Chennai – 600 002.

Executive Engineer  
Slum Clearance Board  
Chennai - 600 041



Chennai Metropolitan Development Authority  
PLANNING PERMIT

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

PERMIT No. 13562

B/NHRB/193 A to D/2020 Date of Permit.....:07.2020.

Thiru. S. Sundararajan

File No. PP/NHRB/N/1123/2019 Executive Engineer,  
Tamil Nadu Slum Clearance Board,

Name of Applicant with Address.....  
Plot No. 94D, Door No. 4/4A,  
T. Udupes colony, Nehru Nagar, Kottivakkam,  
Chennai-41. Date of Application.....

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

PP for the proposed construction of  
Site Address Block 2 & 3 Ground floor + 5 floors  
Residential building (Affordable Housing)

Division No. with 44B dwelling units at  
Pulianthope High Road, Pulianthope, Chennai-12  
in R.S. No. 1761/1 part, Block No. 40, Ward - 1 of  
Vepoy village.

Development Charge paid Rs. 2,65,000/- Challan No. B00/6502 Date 06.06.2020

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 07.2025

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.

*Signature*

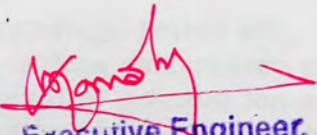
Executive Engineer,  
Slum Clearance Board  
Dist. In. Chennai 600 039

For MEMBER SECRETARY

*Signature*  
13.7.2020

## CONDITIONS

- Note: 1. According to Section 79 of the T. & C. P. Act 1971 ( Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision or order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated
2. 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.

  
Executive Engineer,  
Slum Clearance Board  
Dn.III, Chennai - 600 039

Executive Engineer,  
Slum Clearance Board  
Dn.III, Chennai - 600 039





பெருநகர சென்னை மாநகராட்சி  
Greater Chennai Corporation

நகரமன்றப் பிரிவு

Town Planning Section-Works

கட்டிட அனுமதி

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவினம் 119)  
(1919 MCMC Act Section 238)

|   |                |  |                                      |
|---|----------------|--|--------------------------------------|
| கட்டிட அனுமதி எண் / Building Plan No.                                   |                | கட்டிட அனுமதி எண் / Plan Submission No   |                                      |
| CEBA/WDCN06/00228/2020  |                | PP/NHRB/N/1123/2019 - 13/07/2020   |                                      |
| மண்டலம் / Zone  | கோட்டம் / Ward | அனுமதி நாள் / Approval Date  | மனுப்பப்பட்ட நாள் / Application Date |
| N06   | N073           | 27/07/2020   | 27/07/2020                           |
| மனுப்பாளர் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address |                | THE EXECUTIVE ENGINEER-TAMIL NADU SLUM CLEARANCE BOARD NO:4/447, JUDGES COLONY, NEHRU NAGAR, KOTTIVAKKAM, CHENNAI- 600035. |                                      |
| சேவையின் தகவல் / Service Type   |                | Building Permit for CMDA Approved Plan   |                                      |
| மனை அமைவிடம் / Plot address   |                | Block No:40, Survey No:R.S.No1761/1 part, Pullianthope High Road, Pullianthope, Pullianthope, Vepery, Chennai, 600012      |                                      |
| Building License Fees   |                | 1887100  |                                      |
| Road cut charges - CMWSSB SEWERAGE                                      |                | 48500  |                                      |
| Road cut charges - CMWSSB, WATER  |                | 48500  |                                      |
| Road cut charges - TNEB   |                | 48500  |                                      |
| Scrutiny Fees   |                | 600  |                                      |
| Workers Welfare Board   |                | 2289800  |                                      |
| மொத்தக் கட்டணம் / Total (In Rs.)  |                | 4323000  |                                      |

Amount (in words): Rupees Forty Three Lakhs Twenty Three Thousands Only

Payment Details:

DD Number: 575182 Amount 4323000 Date: 22/07/2020 Bank: ICICI BANK  
(In Rs.):

இவ் குறிப்பிட்ட நிபந்தனைகளுக்கு அனுமதிக்கு முன்பாகக் கட்ட வேண்டிய நகலினை அனுமதி

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

26/01/2021

26/07/2025

அவர் தேதிக்குள் வேலை தொடங்கவில்லை என கவனத்தினை திணிக்கும் தொடக்கம் அனுமதி

This Sanction will expire if the construction is not started with in 26/01/2021

If Construction started Building Permit is valid up to 26/07/2025



Digitally Signed by A S Murugan  
Date: 27-Jul-2020 (12:06:35)

Executive Engineer (T.P.)

*(Handwritten signature in red ink)*

**Executive Engineer,  
Slum Clearance Board  
Dn.III, Chennai - 600 039**

