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Approval Letter

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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/C/ 389 /2019

Dated: 30.10.2019

To

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

Sir,

Sub: CMDA - APU - (B Channel - Central Division) - Planning Permission for the proposed construction of Stilt floor + 4 floors, Residential building with 8 dwelling units at New Door No.350, Old No.186, Shanthi Colony 4<sup>th</sup> Avenue and 13<sup>th</sup> Main Road, Anna Nagar, Chennai - 40, comprised in S.No.227/4 part, T.S.No.126/6, Block No.21 of Koyambedu village within the limit of Greater Chennai Corporation - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

- Ref:
1. Planning Permission Application received in SBC No.CMDA/PP/NHRB/C/389/2019, dated 07.06.2019.
  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 & Water Supply (MA-I) Dept, dated 04.02.2019.
  6. Office Order 7/2019 dated 12.03.2019.
  7. WP (MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 /2019 dated 12.04.2019.
  8. DC and other charges sent to the applicant in this office letter even.No. dated 23.09.2019.
  9. The applicant's letter dated 18.10.2019.

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The Planning Permission Application for the proposed construction of Stilt floor + 4 floors, Residential building with 8 dwelling units at New Door No.350, Old No.186, Shanthi Colony 4<sup>th</sup> Avenue and 13<sup>th</sup> Main Road, Anna Nagar, Chennai - 40, comprised in S.No.227/4 part, T.S.No.126/6, Block No.21 of Koyambedu 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 8<sup>th</sup> cited.

For PUSHKAR PROPERTIES PVT. LTD.

Director

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

Sl. No	Charges / Fees / Deposits	Total Amount	Receipt No & date
i)	Development charges	Rs. 17,200/-	B0014465 dated 18.10.2019.
ii)	Scrutiny fee	Rs. 2,350/-	
iii)	Regularization charges	Rs. 53,000/-	
iv)	Open Space Reservation charges	-	
iv)	Security Deposit for Building	Rs. 2,81,250/-	
v)	Security Deposit for Display Board	Rs.10,000/-	
vi)	Security Deposit for STP	-	
vii)	Infrastructure & Amenities charges	Rs. 3,94,250/-	
Viii)	Metro Water Infrastructure Development charges	Rs. 2,44,500/-	
ix)	Shelter fee	-	
x)	Premium FSI charges	-	

3. Two copies of approved Plans are Numbered as B / NHRB / 337 / 2019 dated 30.10.2019 in Planning Permit No.12920 are sent herewith. The Planning Permit is valid for the period from 30.10.2019 to 29.10.2024.

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 PUSHKAR PROPERTIES PVT. LTD.

*P. K. Kumar* 214

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.

“தமிழ்நாடு அரசு, அரசாணை எண் G.O.Ms.No.112,H&UD Dept. நாள் 22.6.2017-ல் கட்டிட, மனை விற்பனை (முறைப்படுத்தலும் மற்றும் மேம்படுத்தலும்) விதிகள் 2017-க்கு ஒப்புதல் அளித்துள்ளது. இதன்படி மனை/கட்டிடம் விற்பவர் உத்தேசிக்கப்படவிருக்கும் மனை, கட்டிடம் (அ) அபார்ட்மெண்ட்டிற்கு விளம்பரம் செய்யவோ விற்பனை செய்யவோ முன்பதிவு செய்யவோ, விற்கவோ (அ) விலை அறிவிப்பு செய்யவோ மனை, கட்டிடம் (அ) அபார்ட்மெண்ட்டுகளை வாங்குபவர்களுக்கு அழைப்பு விடுக்கவோ எதுவாக இருந்தாலும், அக்கட்டிட, மனை விற்பனை திட்டத்தை தமிழ்நாடு கட்டிட, மனை விற்பனை ஒழுங்குமுறை குழுமத்தில் பதிவு செய்த பிறகே, செயல்படுத்த வேண்டும் என்ற நிபந்தனைக்கு உட்பட்டு இந்த திட்ட அனுமதி ஒப்பளிக்கப்படுகிறது.”

For PUSHKAR PROPERTIES PVT. LTD.

P. Kumar

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Director

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.

11. Further, the Planning Permission issued under the New TNCD&BR, 2019 is subject to outcome of the Honorable High Court Order in the reference 7<sup>th</sup> cited.

Yours faithfully,

*h. shreeganesh*  
For Chief Planner  
Area Plans Unit  
*Aut*  
30/10/19

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

Copy to:

1. **Applicant**  
✓ Thiru.P.Kruthivas,  
POA of Mrs.Vijayalakshmi & 7 others,  
No.3/51, F Block, 2<sup>nd</sup> Main Road,  
Anna Nagar East,  
Chennai - 600 102.
2. **The Member**  
**Appropriate Authority**  
108, Uthamar Gandhi Salai  
Nungambakkam, Chennai - 600 034.
3. **The Chief Engineer**  
**CMWSSB,**  
No.1, Pumping Station Road,  
Chintadripet, Chennai - 600 002.
4. **The Commissioner of Income Tax**  
No.108, Mahatma Gandhi Road  
Nungambakkam, Chennai - 600 034.
5. **The Deputy Planner**  
Enforcement Cell (Central)  
CMDA, Chennai - 600 008.

For PUSHKAR PROPERTIES PVT. LTD.

*P. Kundan*

Director

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Chennai Metropolitan Development Authority  
PLANNING PERMIT

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

PERMIT No. 12320

Date of Permit 30/10/19

B/NHRB/337/2019

File No. PP/NHRB/C/0389/2019

Name of Applicant with Address Thiru. P. Kruthivas,  
No 3/S1, 'P' Block, 2<sup>nd</sup> main road,  
Anna Nagar East, Chennai-102 Date of Application 7.6.19

Nature of Development: <sup>Proposed</sup> Layout/Sub-division of Land/Building construction/Change in use of Land/Building

Site Address of stilt + 4 floors residential Building  
with 8 dwelling units at New Door no:  
350, old Door No: 186, Shanthi Colony

Division No. 4<sup>th</sup> Avenue and 12<sup>th</sup> main road, Anna  
Nagar, Chennai-40, Comprised in  
D.S.No: 227/4 part, T.S.No: 126/6,  
Block No: 21, of Koyambedu Village

Development Charge paid Rs 17,200/- Challan No. B0014465 Date 18.10.19

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 29/10/2024.  
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

h. shree...  
30/10/19  
For MEMBER SECRETARY

For PUSHKAR PROPERTIES PVT. LTD.

P. Kumar

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)

கட்டிட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN08/00395/2019		PP/NHRB/C/389/2019 - 30/10/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N08	N099	26/12/2019	26/12/2019
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		P KRUTHIVAS POA OF-Mrs. B. VIJAYALAKSHMI & 6 OTHERS, NO: 3/51, F BLOCK, 2ND MAIN ROAD, ANNA NAGAR EAST, CHENNAI- 600 102.	
சேவையின் தன்மை / Service Type		Building Permit for CMDA Approved Plan	
பகுதி அமைவிடம் / Plot address		Door No:OLD NO.186, NEW NO.350,Block No:21,Survey No:T.S.No 126/6, 4th Avenue,Shanthy Colony,Anna Nagar West,Koyambedu, Chennai, 600040	
Building License Fees		123500	
Road cut charges - CMWSSB SEWERAGE		74100	
Road cut charges - CMWSSB, WATER		74100	
Road cut charges - TNEB		74100	
Scrutiny Fees		600	
Workers Welfare Board		177400	
மொத்தக் கட்டணம்/ Total (In Rs.)		523800	

Amount (in words): Rupees Five Lakh Twenty Three Thousands Eight Hundred Only

Payment Details:

DD Number: 368304

Amount 523800  
(In Rs.):

Date: 05/12/2019

Bank: KARUR VYSYA BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட 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 25/06/2020  
முடிவு நாள் 25/12/2024

ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிட்டு தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 25/06/2020

If Construction started Building Permit is valid up to 25/12/2024



Digitally Signed by A S Murugan  
Date: 26-Dec-2019 (16:22:33)