

BY REGISTERED POST WITH LACK 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: msemda@tn.gov.in
 Website: www.cmdachennai.gov.in

Letter No. PP/NHRB/C/ 1223 /2019

Dated: 17.03.2020

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 + 5 floors, Residential building with 15 dwelling units at Indira Gandhi Street (Karunanithi Road), Pillayar Koil Street, Kaveri Rangan Nagar, Saligramam, Chennai - 93 comprised in Old S.No. 136/1A3A2B, 136/1A3A1A1A1B, T.S.No.9, Block No.35 of Saligramam 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/ 1223 /2020, dated 05.02.2020.
 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. This office GLV letter dated 27.01.2020 addressed to Sub-Registrar, Virugambakkam.
 9. GLV letter received from Sub-Registrar, Virugambakkam letter No. 22/SRO virugai/2020 dated 28.01.2020.
 10. DC and other charges sent to the applicant in this office Online letter even No. dated 05.02.2020.
 11. The applicant's letter dated 25.02.2020

For GATA DEVELOPERS & PROPERTIES PVT

A.T. Anur
 Director

GATALY

Director

The Planning Permission Application for the proposed construction of Stilt + 5 floors, Residential building with 15 dwelling units at Indira Gandhi Street (Karunahithi Road), Pillayar Koil Street, Kaveri Rangan Nagar, Saligramam, Chennai - 93 comprised in Old S.No. 136/1A3A2B, 136/1A3A1A1A1B, T.S.No.9, Block No.35 of Saligramam 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 10th cited.

2. The applicant has remitted the following charges in the reference 11th cited.

Sl. No	Charges / Fees / Deposits	Total Amount	Receipt No & date
i)	Development charges	Rs. 22,700/-	B0015879 dated 12.02.2020
ii)	Scrutiny fee	Rs. 4,150/-	
iii)	Regularization charges	Rs. 66,500/-	B0016016 dated 25.02.2020
iv)	Open Space Reservation charges	-	
iv)	Security Deposit for Building	Rs. 3,75,000/-	B0015879 dated 12.02.2020
v)	Security Deposit for Display Board	Rs.10,000/-	
vi)	Security Deposit for STP	-	
vii)	Infrastructure & Amenities charges	Rs. 5,62,400/-	
Viii)	Metro Water Infrastructure Development charges	Rs. 3,26,000/-	
ix)	Shelter fee	-	
x)	Premium FSI charges	Rs. 30,56,300/-	

3. Two copies of approved Plans are Numbered as B / NHRB / 106 / 2020 dated 17.03.2020 in Planning Permit No. 13375 are sent herewith. The Planning Permit is valid for the period from 17.03.2020 to 16.03.2025.

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.

A. T. Anand
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. இந்நடவடி மனை/கட்டிடம் விற்பனை 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.”

A. S. Anand
Director

PP/NHRB/C/ 1223 /2019

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 TNCD&BR, 2019 is subject to outcome of the Honorable High Court Order in the reference 7th cited.

Yours faithfully,

H. Shanmugalingam
17/3/2020
For Chief Planner
Area Plans Unit
H
17/3/2020

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

Copy to:

1. **Applicant**
✓ Thiru.A.T.Ansari (GPA),
Door No.18/37, Maharajasurya Rao Road,
Alwarpet,
Chennai - 600 018.
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.

4/4

For GATALA DEVELOPERS & PROPERTIES PVT

A.T. Ansari
Director

GATALA

46

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 13375

B/NHRB/106/2020

Date of Permit 17.03.2020

Thiru. A.T. Ansari (bPA)

File No. PP/NHRB/C/1223/19

No: 18/37, Maharajasuraya

Rao Road, Alwarpet

Name of Applicant with Address..... Chennai - 18

Pre-FSI

Date of Application 31.12.19

Nature of Development: ~~layout/Sub division of Land/Building construction/Change in use of Land/Building~~ ^{Proposed} ✓
of Stilt + 5 Floors
Residential building with 15 dwelling units

Site Address: at Door No: 41 & 42, Karanamidhi Road, and Pillayar Kovil Street

Division No. Saligramam, Chennai. Comprised in
of S.No. 136/1A3A2B, 136/1A3A1A1A1A1B,
T.S.No: 9, Block No. 35 of Saligramam Village.

Development Charge paid Rs. 22,700/- Challan No. B0015879 Date 12.02.2020

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 16.03.2025

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.

A. T. Ansari
17/3/20
For MEMBER SECRETARY

For GATLA DEVELOPERS & PROPERTIES PV

A.T. Ansari
Dist.



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-Works

கட்டிட அனுமதி

Building Permission

(1919 ஆம் ஆண்டு சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவு (படி.)
(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண் / Building Plan No		திட்ட அனுமதி எண் / Plan Submission No	
CEBA/WDC/N10/00192/2020		PP/NHRB/C/1223/2019 - 17/03/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுக்கள் சமர்ப்படுத்தும் நாள் / Application Date
N10	N129	08/07/2020	08/07/2020
மனுக்கள் சமர்ப்படுத்தும் முகவரி / Applicant name & address		A T ANSARI GPA-NO: 18/37, Maharajasurya Rao Road, Alwarpet, CHENNAI - 600 018.	
சேவை வகை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Block No:35,Plot No:41 AND 42, Survey No:T.S.No 9, Karunanidhi Salai,Kaveri Rangan Nagar,Saligramam,Saligramam, Chennai, 600093	
Building License Fees		175400	
Road cut charges - CMWSSB SEWERAGE		19900	
Road cut charges - CMWSSB. WATER		14900	
Road cut charges - TNEB		14900	
Scrutiny Fees		600	
Tentative improvement charges		735700	
Workers Welfare Board		241900	
மொத்தக் கட்டணம் / Total (In Rs.)		1203300	

Amount (in words): Rupees Twelve Lakhs Three Thousand Three Hundred Only

Payment Details

DD Number: 052316 Amount: 1203300 Date: 07/07/2020 Bank: BANK OF INDIA
(In Rs.)

பின் குறிப்பி : திருத்தலகற்று வ அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைவு தகவிலை அனுமதி

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

07/01/2021
இதற்கு அனுமதி
முடிவு நாள் 07/07/2025

ஆம் தேதிக்குள் வேலை தொடங்கி, அதன் பின்னர் காலவதியாகிவிடுவது தொடர்புள்ள அட்டவணை அட்டவணை அனுமதி

This Sanction will expire if the construction is not started with in 07/01/2021

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



Digitally Signed by A S Murugan
Date: 08-Jul-2020 (16:28:33)

Executive Engineer (T.P.)

For GATLA DEVELOPERS & PROPERTIES PVT

A.S. Murugan
Director

