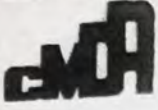


BY REGISTERED POST WITH ACK DUE



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,  
Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

E-mail: [mscmda@tn.gov.in](mailto:mscmda@tn.gov.in)

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

Letter No. PP/NHRB/N/0329/2020 Dated: 17.07.2020

To


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

Sir,

Sub: CMDA - APU - (B Channel - North Division) - Planning Permission Application for the Re- Development of Ground + 4 Floors Residential Building with 50 Dwelling units (Old Blocks Vyasarpadi, Phase -IV) comprised in S.No.680/2 part,698 part, 699/1 part, Block No.31, Perambur Village, Perambur Taluk 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/NHRB/N/0329/2020 dated 11.06.2020.
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 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. G.O. (Ms) No.35 Housing and Urban Development (UD - 1(1)) Department, dated. 18.02.2020.
  9. G.O. (Ms) No.54 Housing and Urban Development (UD - 1(1)) Department, dated. 12.03.2020.
  10. This office DC advice sent to the applicant in this office letter even No. dated 04.07.2020.
  11. The applicant's letter dated .16.07.2020.

\*\*\*\*\*

  
**Executive Engineer,**  
**Slum Clearance Board**  
**Dn.III, Chennai - 600 039** 1/4

Planning Permission Application for the Re- Development of Ground + 4 Floors Residential Building with 50 Dwelling units (Old Blocks Vyasarpadi, Phase -IV) comprised in S.No.680/2 part,698 part, 699/1 part, Block No.31, Perambur Village, Perambur Taluk 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 11<sup>th</sup> cited.

2. The applicant has remitted the following charges in the reference 11<sup>th</sup> cited.

Sl. No.	Description	Total Amount	
1.	Development Charge	Rs.13,000/- (Rupees Thirteen Thousand only)	Vide Receipt No.B0016680 dated 13.07.2020.
2.	CMWSSB charges	Rs. 4,14,000/-(Rupees Four Lakh Fourteen Thousand only)	
3.	Flag Day	Rs. 500/- (Rupees five hundred only)	Vide Receipt No.0005317 dated 13.07.2020..

3. Two sets of approved Plans are numbered as B/NHRB/202A&B/2020 dated.17.07.2020 in Planning Permit No.13571 are sent herewith. The Planning Permit is valid for the period from 17.07.2020 to 16.07.2025.

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 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”.

“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) அபாண்ட்மெண்ட்டிற்கு விளம்பரம் செய்யவோ விற்பனை செய்யவோ முன்பதிவு செய்யவோ, விற்கவோ (ஆ) விலை அறிவிப்பு செய்யவோ மனை, கட்டிடம் (அ) அபாண்ட்மெண்ட்டுகளை 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.”

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

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,

*S. Ganeshrao*  
17/7/2020  
For Chief Planner  
Area Plans Units

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

*17/7/20*

**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.

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

Chennai Metropolitan Development Authority  
PLANNING PERMIT

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

PERMIT No. 13571  
B)NHRB/202/ARB/2020 Date of Permit 17.07.2020

File No. PP/NHRB/N/329/2020  
Name of Applicant with Address Th. S. Sundarajan, EE,  
T.N.S.C.B.

Date of Application 11.06.2020

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

PP is for the proposed construction of  
Re-development of Gf + 4 floors Residential  
Site Address Building with 50 D/10 (old Blocks vyasaipada  
Division No. phase IV) comprised in S.No. 680/2 pb,  
699pt, 699/1 pb, Block no 31, Perambur  
Village, Perambur Taluk.

Development Charge paid Rs. 13,000 Challan No. B0016680 Date 13.07.2020

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.

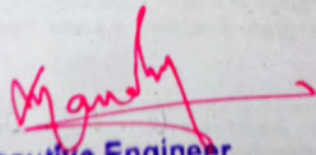
3. The permit expires on 16.07.2025  
the building construction work should be completed as per plan before the expiry  
date. If it is not possible to Complete the construction, request for renewing the  
planning permit should be submitted to Chennai Metropolitan Development  
Authority before the 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

17/7/2020  
S. Chandrasekaran  
For MEMBER SECRETARY

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

### 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 of 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



பெருநகர சென்னை மாநகராட்சி  
Greater Chennai Corporation  
நகரமைப்பு பிரிவு  
Town Planning Section-Works  
கட்டிட அனுமதி

Building Permission

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

கட்டிட அனுமதி எண் / Building Plan No. CEBA-WDCN04/00237/2020		நகராட்சி அனுமதி எண் / Plan Submission No. PP/NHRB/N/0329/2020 - 17/07/2020	
கட்டிட வகுப்பு / Zone N04	கட்டிடம் / Ward N046	அனுமதி நாள் / Approval Date 31/07/2020	அனுமதி நாள் / Application Date 31/07/2020
கட்டிடக்காரர் பெயர் மற்றும் முகவரி / Applicant name & address சென்னை 600039		EXECUTIVE ENGINEER-TAMIL NADU SLUM CLEARANCE BOARD, NO:4/447, JUDGES COLONY, NEHRU NAGAR, KOTTIVAKKAM, CHENNAI- 600 041.	
சேவை வகை / Service Type கட்டிட அனுமதி / Plot address		Building Permit for CMDA Approved Plan Block No.31, Survey No:R.S.No680/2 PT, 698PT & 699/1PT, OLD BLOCKS PHASE-IV, SATHYAMOORTHY NAGAR TNSCB TENAMENTS., Vyasarpadi, Vyasarpadi, Perambur, Chennai. 600039	
கட்டிட அனுமதி கட்டணம் / Total (In Rs.)		202500	
Building License Fees		600	
Scrutiny Fees		255500	
Workers Welfare Board		458600	

Amount (in words) Rupees Four Lakh Fifty Eight Thousands Six Hundred Only

Payment Details  
DD Number: 575230 Amount 458600 Date 27/07/2020 Bank: ICICI BANK  
(In Rs.):

பின் குறிப்பிட்ட நிபந்தனைகளுக்கு அனுமதிக்கு ஒப்புமிகளாக ஏற்று நடவடிக்கை அனுமதி  
Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy

இக்க அனுமதி 30/01/2021 முதல் 30/07/2025

அதன் தேதியிக்குள் கட்டணம் செலுத்தப்படவில்லை என்றால் இக்க அனுமதி செல்லாது.

This Sanction will expire if the construction is not started with in 30/01/2021

If Construction started Building Permit is valid up to 30/07/2025



Digitally Signed by A S Murugan  
Date: 31-Jul-2020 (12.06.20)

Executive Engineer (T.P.)

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

