



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/WDCN13/00179/2020		PP/NHRB/S(B1)/1181/2019 - 03/02/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N13	N182	12/06/2020	12/06/2020
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		NAHAR FOUNDATION PVT LTD-REP BY Mr. T.RAJESH NAHAR (GPA) & Mr. B. TOLACHAND NAHAR & Mr. B. SUMERCHAND NAHAR NO:21/7, North Mada Street, Thiruvanmiyur, Chennai - 600 041.	
சேவையின் தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:13, BLOCK NO: H-15,,Block No:29,Survey No:T.S.No:11 25th EAST STREET &, South Avenue,Kamaraj Nagar,Thiruvanmiyur,Thiruvanmiyur, Chennai, 600041	
Building License Fees		245100	
Road cut charges - CMWSSB SEWERAGE		72800	
Road cut charges - CMWSSB, WATER		72800	
Road cut charges - TNEB		72800	
Scrutiny Fees		600	
Workers Welfare Board		329000	
மொத்தக் கட்டணம்/ Total (In Rs.)		793100	

Amount (in words): Rupees Seven Lakh Ninety Three Thousands One Hundred Only

Payment Details:

DD Number: 986293

Amount 793100  
(In Rs.):

Date: 19/05/2020

Bank: KOTAK MAHINDRA BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரையடிகளின் 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  
முடிவு நாள் 11/12/2020  
11/06/2025

ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காவாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 11/12/2020

If Construction started Building Permit is valid up to 11/06/2025



Digitally Signed by A S Murugan  
Date: 12-Jun-2020 (11:18:57)

Executive Engineer (T.P.)

Chennai Metropolitan Development Authority  
PLANNING PERMIT

44  
-67-

PREMIUM FSI

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

PERMIT No.

13311

Date of Permit. 3.02.2020

B/NHRB/42/2020

1. Thiru. B. Tebchand Nahar,  
2. Thiru. B. Surenchand Nahar  
and 3. M/s. Nahar Foundation,  
Pvt. Ltd. Rep by its Executive  
Director, T. Rajesh Nahar  
Door No. 21/7, Plot No. 7, North Madhav Street,  
Thiruvanniyur, Chennai-41.  
Date of Application 16.12.2019

File No. PP/NHRB/S(BI)/1181/2019

Name of Applicant with Address.

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

Site Address

AP for the proposed construction of ~~street~~  
floor + 4 floors Residential building with  
12 dwelling units with availing Premium  
FSI at Block No. H-15, Door No. 13, South  
Avenue and 25th East Street, Karamraj  
Nagar, Thiruvanniyur, Chennai-41 in old  
S.No. 70 (pt), T.S. No. 11, Block No. 29 of Thiruvanniyur  
village.

Division No.

Development Charge paid Rs. 31,000/- Challan No. 2015585 Date 22.01.2020

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

2.02.2025

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.

M. S. Senthil Kumar  
For MEMBER SECRETARY  
03/02/20

21/1/20



**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)/1181/2019 Dated:03.02.2020

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 Stilt Floor + 4 Floors Residential building with 12 dwelling units with availing Premium FSI at Block No.H-15, Door No.13, South Avenue and 25<sup>th</sup> East Street, Kamaraj Nagar, Thiruvanmiyur, Chennai - 600041 in Old S.No.70(pt), T.S.No.11, Block No.29 of Thiruvanmiyur village within the 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/S/1181/2019 dated 16.12.2019.  
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 09.01.2020  
9. The applicant's letter dated 23.01.2020

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Planning Permission Application for the proposed construction of Stilt Floor + 4 Floors Residential building with 12 dwelling units with availing Premium FSI at Block No.H-15, Door No.13, South Avenue and 25<sup>th</sup> East Street, Kamaraj Nagar, Thiruvanmiyur, Chennai - 600041 in Old S.No.70(pt), T.S.No.11, Block No.29 of Thiruvanmiyur village within the Greater Chennai Corporation Limit received in the

For NAHAR FOUNDATION'S PRIVATE LIMITED

Managing Director / Director

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.

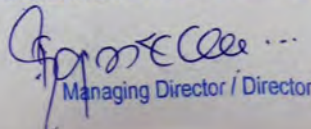
Sl. No.	Description	Total Amount	Vide Receipt No. B0015585 dated 22.01.2020
1.	Development Charge	Rs.31,000/-	
2.	Regularisation Charge	Rs.90,000/-	
3.	Scrutiny Fee	Rs.3,000/-	
4.	I&A charges	Rs.6,70,000/-	
5.	Security Deposit for Building	Rs.4,52,000/-	
6.	Security Deposit for Display Board	Rs.10,000/-	
7.	MIDC	Rs. 3,93,000/-	
8.	Premium FSI Charges	Rs. 6,26,000/-	

3. Two sets of approved Plans are Numbered as **B/ NHRB / 42 /2020** dated **03.02.2020** in **Planning Permit No. 13311** are sent herewith. The **Planning Permit** is valid for the period **from 03.02.2020 to 02.02.2025**.

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.

For NAHAR FOUNDATION'S PRIVATE LIMITED

  
Managing Director / 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.

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.

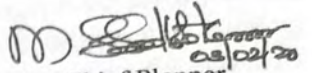
10. Applicant shall not commence construction without building approval from the Local Body concerned.

For NAHAR FOUNDATION'S PRIVATE LIMITED

  
Managing Director / Director

11. The Planning Permission issued under New Rule TNCDDBR, 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,

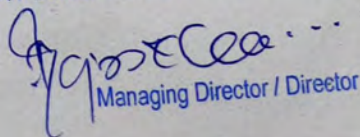
  
For Chief Planner  
(APU)

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

Copy to:

1. **Thiru.B.Tolachand Nahar 2.Thiru.B.Sumerchand Nahar and 3.M/s.Nahar Foundation Private limited,**  
Represented by its Executive Director T.Rajesh Nahar  
GPA for 1.Tmt.Srimathi Varadan, 2.Tmt.Nalini Ravikumar, 3.Tmt.Priya Varadan,  
4.Tmt.Ajashvani Vijay, 5.Thiru.G.R.Natrajan, 6.Tmt.Saroja Sambandam,  
7.Thiru.K.G.Srinivasan, 8.Tmt.K.G.Sangeetha, 9.Tmt.Saroj Rajan,  
10.Thiru.R.Chandrasekaran, 11.Tmt.C.Usha Devi  
Door No.21/7, Plot No.7, North Mada Street,  
Thiruvanmiyur, Chennai – 600041.
2. **The Member  
Appropriate Authority  
108, Uthamar Gandhi Salai  
Nungambakkam, Chennai – 600 034.**
3. **The Commissioner of Income Tax  
No.168, 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.**

For NAHAR FOUNDATION'S PRIVATE LIMITED

  
Managing Director / Director