

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: [mcmda@tn.gov.in](mailto:mcmda@tn.gov.in)

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

Letter No. PP/NHRB/N/330/2020 Dated.30.07.2020

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 proposed construction of Ground Floor + 5 Floors Residential building (Affordable housing) with 144 Dwelling units at Harrington road, Aminjikarai, Chennai:29 - Comprised in T.S.No. 238 part, Block No:16 of Egmore Village 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/330/2020 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 .24.07.2020.

\*\*\*\*\*

**EXECUTIVE ENGINEER**  
**DIVISION - IV**  
**TAMIL NADU SLUM CLEARANCE BOARD**  
**T.P. CHATRAM, CHENNAI - 600 010**

**EXECUTIVE ENGINEER**  
**DIVISION - IV**  
**TAMIL NADU SLUM CLEARANCE BOARD**  
**T.P. CHATRAM, CHENNAI - 600 010**

Planning Permission Application for the proposed construction of Ground Floor + 5 Floors Residential building (Affordable housing) with 144 Dwelling units at Harrington road, Aminjikarai, Chennai:29 – Comprised in T.S.No. 238 part, Block No:16 of Egmore Village 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 10<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.88,000/- (Rupees Eighty Eight Thousand only)	Vide Receipt No.B0016648 dated 08.07.2020.
2.	CMWSSB charges	Rs.10,48,000/- (Rupees Ten Lakh Twenty Forty Eight Thousand only)	
3.	Flag Day	Rs. 500/- (Rupees five hundred only)	Vide Receipt No.5298 dated 08.07.2020.

3. Two sets of approved Plans are numbered as B/NHRB/223A&B/2020 dated.30.07.2020 in Planning Permit No.13592 are sent herewith. The Planning Permit is valid for the period from 30.07.2020 to 30.07.2025.

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) அபார்ட்மெண்ட்டிற்கு விளம்பரம் செய்யவோ விற்பனை செய்யவோ முன்பதிவு செய்யவோ, விற்கவோ (ஆ) 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.”

**EXECUTIVE ENGINEER**  
DIVISION - IV

**TAMIL NADU SLUM CLEARANCE BOARD**  
T.P. CHATRAM, CHENNAI - 600 010

**EXECUTIVE ENGINEER**  
DIVISION - IV

**TAMIL NADU SLUM CLEARANCE BOARD**  
T.P. CHATRAM, CHENNAI - 600 010

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. Ganesan*  
31/7/2020

For Member Secretary

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

31/7/20

**Copy to:**

1. **Thiru.B.Krishnakumar,**  
Executive Engineer,  
Division -IV,  
Tamil Nadu Slum Clearance Board,  
T.P.Chatram,  
Chennai - 600 010.
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

DIVISION - IV

TAMIL NADU SLUM CLEARANCE BOARD  
T.P. CHATRAM, CHENNAI - 600 010

*[Red Signature]*  
**EXECUTIVE ENGINEER**  
**DIVISION - IV**

**TAMIL NADU SLUM CLEARANCE BOARD**  
**T.P. CHATRAM, CHENNAI - 600 010**

EXECUTIVE ENGINEER

DIVISION - IV

TAMIL NADU SLUM CLEARANCE BOARD





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/WDCN09/00292/2020		PP/NHRB/N/330/2020 - 30/07/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N09	N110	07/09/2020	07/09/2020
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		THE EXECUTIVE ENGINEER-DIVISION - IV, TAMIL NADU SLUM CLEARANCE BOARD, T.P. CHATRAM, CHENNAI- 600 010.	
சேவாபெற்று தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Block No:16, Survey No:T.S. NO:238(PART), Harrington Road, Chetpet, Chetpet, Egmore, Chennai, 600031	
Building License Fees		593100	
Road cut charges - CMWSSB SEWERAGE		46900	
Road cut charges - CMWSSB, WATER		46900	
Road cut charges - TNEB		46900	
Scrutiny Fees		600	
Workers Welfare Board		728300	
மொத்தக் கட்டணம் / Total (In Rs.)		1462700	

Amount (in words): Rupees Fourteen Lakhs Sixty Two Thousands Seven Hundred Only

Payment Details:

DD Number: 502666

Amount 1462700  
(In Rs.):

Date: 26/08/2020

Bank: ICICI 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  
முடிவு நாள் 06/03/2021  
06/09/2025

ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 06/03/2021

If Construction started Building Permit is valid up to 06/09/2025



Digitally Signed by A S Murugan  
Date: 07-Sep-2020 (12:14:32)

Executive Engineer (T.P.)

**EXECUTIVE ENGINEER**  
**DIVISION - IV**  
**TAMIL NADU SLUM CLEARANCE BOARD**  
**T.P. CHATRAM, CHENNAI - 600 010**

Chennai Metropolitan Development Authority  
PLANNING PERMIT

23

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

PERMIT No.

13592

B/NHRB/223 A&B/2020 Date of Permit... 30.07.2020

File No. P.P./NHRB/N/330/2020

Name of Applicant with Address..... TNSCB

Executive Engineer.

TNSCB, T.P. Chatram.

Date of Application... 11.6.2020

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

PP for the proposed construction of Ground floor +

Site Address: 5 floors Residential bldg. (Affordable housing

with 144 dwelling units at Harrington Road,

Division No. Aminjikarai, Chennai - 29 comprised in

T.S.No. 238 PE, Block No. 16 of Egmore village.

Development Charge paid Rs. 88,000/- Challan No. B0016648 Date 8.7.2020

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 29.07.2025

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.

S. Charesmai  
31/7/2020  
For MEMBER SECRETARY

EXECUTIVE ENGINEER  
DIVISION - IV  
TAMIL NADU SLUM CLEARANCE BOARD  
T.P. CHATRAM, CHENNAI - 600 010