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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/S(B1)/0422/2020 Dated: 22.09.2020

To

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

Sir,

Sub: CMDA – APU – (B Channel – South Division) – Planning Permission for the proposed construction of Stilt Floor + 3 floor + 4nd floor (part) with 15.25m Height Residential building with 7 dwelling unit at Plot No.A & B as per approved subdivision, New Door No.1, Old Door No.7, Water Land Drive Road/ Sea world Road (New Beach Road as per GCC subdivision), Thiruvalluvar Nagar, Thiruvanmiyur, Chennai 600041 in Old S.No.223/3 (pt), T.S.No.38/1 & 38/2, Block No.67 of Thiruvanmiyur Village within the Limit of Greater Chennai Corporation - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

- Ref:
1. The PPA received in SBC No.CMDA/PP/NHRB/S/0422/2020 dated 04.08.2020.
  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. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
  7. This office DC advice sent to the applicant in this office letter even No. dated 28.08.2020
  8. The applicant's letter dated 11.09.2020

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Planning Permission Application for the proposed construction of Stilt Floor + 3 floor + 4nd floor (part) with 15.25m Height Residential building with 7 dwelling unit at Plot No.A & B as per approved subdivision, New Door No.1, Old Door No.7, Water Land Drive Road/ Sea world Road (New Beach Road as per GCC subdivision), Thiruvalluvar Nagar, Thiruvanmiyur, Chennai 600041 in Old S.No.223/3 (pt),

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**Director**

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T.S.No.38/1 & 38/2, Block No.67 of Thiruvanniyur Village within the 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 7<sup>th</sup> cited.

2. The applicant has remitted the following charges in the reference 8<sup>th</sup> cited.

Sl. No.	Description	Total Amount	Vide Receipt No. B0017172 dated 02.09.2020
1.	Development Charge	Rs.26,000/-	
2.	Regularisation Charge	Rs.1,02,000/-	
3.	Scrutiny Fee	Rs.4,000/-	
4.	I&A charges	Rs.5,63,000/-	
5.	Security Deposit for Building	Rs.3,86,000/-	
6.	Security Deposit for Display Board	Rs.10,000/-	
7.	MIDC	Rs. 3,65,000/-	

3. Two sets of approved Plans are Numbered as B/ NHRB / 307 / 2020 dated 22.09.2020 in Planning Permit No. 13676 are sent herewith. The Planning Permit is valid for the period from 22.09.2020 to 21.09.2025.

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.

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M. V. Parthasarathy

Director 2/4

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.

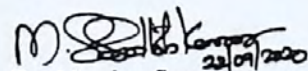
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M. R. Deekha

Director

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,

  
For Member Secretary

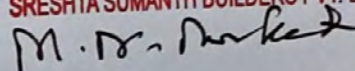
22/9/20

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

Copy to:

- ✓ **M/s.Sreshta Sumanth Builders Private Limited**  
Represented by its Authorized signatory Thiru.M.N.Neelakantan  
GPA for 1.Thiru.Ashok Kumar Bisani and 2.Tmt.Rashmi Bisani  
No.8/57, Luz Avenue Mylapore,  
Chennai 600004.
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.

**SRESHTA SUMANTH BUILDERS PVT. LTD.**



**Director**

Chennai Metropolitan Development Authority  
PLANNING PERMIT

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

PERMIT No. 13676

B/NHRB/307/2020 M/s. Sreshtha Sumanth Builders  
Date of Permit 22.09.2020  
Pvt. Ltd.

File No. PP/NHRB/6(BD)/422/2020 Rep. by its Authorized  
Name of Applicant with Address Signatory, Thiru. M.N. Nalankantan  
Bisari and Trst. Rashmi Bisari  
No. 8/57 Luz Avenue, Mylapore,  
Chennai - 04. Date of Application 04.08.2020

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

PP for the proposed construction of stilt floor +  
3 floors + 4th floor (part) with 15.25m height  
Site Address Residential building with 7 dwelling units at  
Plot No. A&B as per approved Subdivision, New Doon  
No. 1, old Doon No. 7 water Land Drive Road (Sea World  
road, Thiruvalluvar Nagar, Thiruvaramburi, Chennai - 41  
in old S. No. 223/3 (P), T.S. No. 38/1 & 38/2, Block No. 67  
of Thiruvaramburi village  
Development Charge paid Rs. 26,000/- Challan No. 001/117 Date 02.09.2020

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 21.09.2025

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.

SRESHTHA SUMANTH BUILDERS PVT. LTD.  
M.N. Nalankantan

Rashmi Bisari  
Director

M. S. Sumanth Kumar  
For MEMBER SECRETARY  
22/09/2020

21/09/2020



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

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின படி.)  
 (1919 MCMC Act Section 238)

கட்டிட அனுமதி எண்/ Building Plan No		கட்டிட அனுமதி எண்/Plan Submission No	
CEBA/WDCN13/00370/2020		PP/NHRB/S(B1)/0422/2020 - 22/09/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுப்பிக்கூட்ட நாள் / Application Date
N13	N182	12/10/2020	21/09/2020
கட்டிடக்காரர் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		SRESHTA SUMANTH BUILDERS PVT LTD REP BY- M.N NEE LAKANDAN (GPA) NO:8/57, LUZ AVENUE, MYLAPORE, CHENNAI- 600004.	
வெப்பாண்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:OLD NO 7 NEW NO 1,Block No:67,Survey No:T.S.No:38/1 2, Thiruvalluvar Nagar Beach Road(Water Land Drive),Thiruvalluvar Nagar,Thiruvanmiyur,Thiruvanmiyur, Chennai, 600041	
Building License Fees		185500	
Road cut charges - CMWSSB SEWERAGE		29000	
Road cut charges - CMWSSB, WATER		21700	
Road cut charges - TNEB		21700	
Scrutiny Fees		600	
Workers Welfare Board		252900	
மொத்தக் கட்டணம்/ Total (In Rs.)		511400	

Amount (in words): Rupees Five Lakh Eleven Thousands Four Hundred Only

Payment Details: DD Number: 030363 Amount 511400 (In Rs.): Date: 03/10/2020 Bank: AXIS BANK LTD.

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.

அனுமதி கால முடிவு 11/10/2025  
 Permit Valid upto 11/10/2025



Digitally Signed by A S Murugan  
 Date: 12-Oct-2020 (16:36:14)

Executive Engineer (T.P.)

Rashmi Bisani  
 ussho

SRESHTA SUMANTH BUILDERS PVT. LTD.  
 M. N. Nee Lakandan  
 Director