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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, Web site: www.cmdachennai.gov.in

Letter No.B1/22109 /2018, Dated: 01.10.2019

To

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

Sir,

Sub: CMDA Area Plans Unit - 'B' Channel (South) - Planning Permission for the proposed construction of Stilt floor + 3 floors Residential building with 12 dwelling units at Plot No.21, Rajarathinam Road, Ullagaram, Chennai-600091 in Old S.No.48/2A3, Patta S.No.48/25A & 48/25B of Ullagaram Village within the limit of Greater Chennai Corporation- Approved and forwarded to Local Body for issue of Building Permit - Reg.

- Ref:**
1. Planning Permission Application received in SBC No.BS1/2018/000586, dated.06.12.2018.
 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.147, H&UD Department dated 26.10.2018
 6. G.O.Ms.No.152, H&UD Department dated 01.11.2018
 7. G.O.Ms.No.21258/UD1/2015-2, dated 14.11.2018.
 8. This office DC letter even No. dated.27.02.2019.
 9. Letter dated.08.08.2019 & 25.09.2019 received from the applicant.

The Planning Permission Application for the proposed construction of Stilt floor + 3 floors Residential building with 12 dwelling units at Plot No.21, Rajarathinam Road, Ullagaram, Chennai-600091 in Old S.No.48/2A3, Patta S.No.48/25A & 48/25B of Ullagaram 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 8th cited.

2. The applicant has remitted the following charges in the reference 9th cited.

i)	Development charges	₹ 21,000/-	Receipt No: C100096, Dated. 04.03.2019.
ii)	Scrutiny Fee	₹ 4,000/-	
iii)	Regularization charges	₹ 67,000/-	
iv)	Open space & reservation charges	Nil	
v)	Security Deposit for Building	₹ 3,30,000/-	
vi)	Security Deposit for Display Board	₹ 10,000/-	
vii)	Security Deposit for Septic Tank	₹ 12,000/-	
viii)	Infrastructure & Amenities Charges	₹ 3,96,000/-	
ix)	Premium FSI Charges	Nil	
x)	Shelter charges	Nil	
xi)	MIDC Charges	Nil	

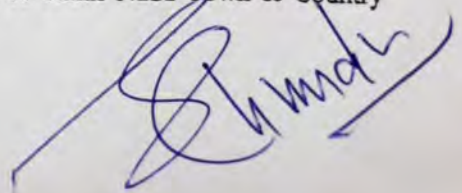
3. Two sets of approved Plans are numbered as B/Spl.Bldg/280/2019, dated. 01.10.2019, Planning Permit No.12863 are sent herewith. The Planning Permit is valid for the period from 01.10.2019 to 30.09.2024.

4. The Localbody 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 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 Greater Chennai Corporation.

Yours faithfully,

M.S. [Signature] 11/10/19
For Member Secretary

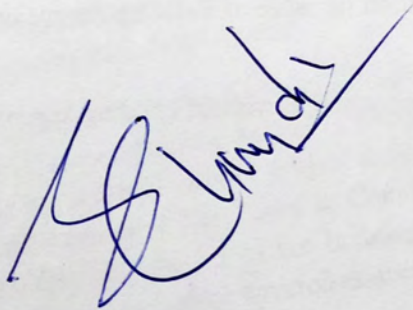
[Signature] 11/10/19

Encl:

1. Two sets of approved Plans
2. Two copies of Planning Permit

Copy to:

1. **Thiru.S.Chandar,**
No.77, Madavakkam Main Road,
Madipakkam,
Chennai – 600 091.
2. **The Deputy Planner**
Enforcement Cell (South), CMDA, Chennai – 8.
(With one set of approved plans)
3. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road, Nungambakkam,
Chennai-34.
4. **The Member**
Appropriate Authority
No.108, Mahatma Gandhi Road, Nungambakkam,
Chennai-34.



Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 12863

B/Spl. Bldg/280/2019

Date of Permit 10/10/2019

Thiru. S. Chandan,

File No BI/22109/2019

No. 77, Madhavakkam Main Road, Madhavakkam, Chennai-91.

Name of Applicant with Address.....

Date of Application 06/12/2018

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

PP for the proposed construction of

Site Address. ~~Still 7 3 floors residential building~~
with 12 dwelling units at Plot No. 21,

Division No. ~~Rajanathiram Road, ullogaram, Chennai-91~~
bearing old S. No. 48/2A3, patta S. No. 48/25A
& 48/25.B of ullogaram village.....

Development Charge paid Rs 21,000/- Challan No. 100096 Date 03/03/2019

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 30.09.2024

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. Subramanian
For MEMBER SECRETARY

11/10/2019



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரமைப்பு பிரிவு
Town Planning Section-South Region
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	
CFRA/WDCN14/00371/2019		B1/22109/2018 - 01/10/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N14	N168	29/11/2019	29/11/2019
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		S.CHANDAR-NO:77,MEDAVAKKAM MAIN ROAD,DWARAKA APPARTMENTS, MADIPAKKAM, CHENNAI-600091.	
சேவையாண்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Plot No:21, Survey No:OLD.S.No: 48/2A3, NEW S.NO:48/25A, 25B, RAJARATHINAM MAIN ROAD,Rajarathinam Nagar,Ullagaram,Ullagaram, Chennai, 600091	
Building License Fees		140600	
Road cut charges - CMWSSB SEWERAGE		14700	
Road cut charges - CMWSSB, WATER		11000	
Road cut charges - TNEB		11000	
Scrutiny Fees		600	
Tentative improvement charges		149100	
Workers Welfare Board		201300	
மொத்தக் கட்டணம்/ Total (In Rs.)		528300	

Amount (in words): Rupees Five Lakh Twenty Eight Thousands Three Hundred Only

Payment Details:

DD Number: 077238

Amount 528300
(In Rs.):

Date: 21/11/2019

Bank: TAMILNAD MERCANTILE
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.

இந்த அனுமதி
முடிவு நாள்
28/05/2020
28/11/2024

ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 28/05/2020