

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/C/ 269 /2020

Dated: 18.09.2020

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To

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

Sir,

Sub: CMDA - APU - (B Channel - Central Division) - Planning Permission for the proposed construction of Stilt floor + 5 floors with 120 dwelling units at Kalaivanar Street, Jafferkhanpet, Chennai -83, comprised in S.No.352/3A part & 352/4 part, T.S.No.47/1 part, Block No.133, of Kodambakkam village within the limit of Greater Chennai Corporation - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

- Ref:
1. Planning Permission Application received in SBC No.CMDA/PP/NHRB/C/269/2020, dated 28.05.2020.
  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 & Water Supply (MA-I) Dept, dated 04.02.2019.
  6. Office Order 7/2019 dated 12.03.2019.
  7. WP (MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 /2019 dated 12.04.2019.
  8. DC and other charges sent to the applicant in this office letter even No. dated 17.07.2020.
  9. The applicant's letter dated 30.07.2020.
  10. NOC from PWD Lr. No. DB/T5(3)/F-Jafferkhanpet TNHB dated 10.09.2020.

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The Planning Permission Application for the proposed construction of Stilt floor + 5 floors with 120 dwelling units at Kalaivanar Street, Jafferkhanpet, Chennai -83, comprised in S.No.352/3A part & 352/4 part, T.S.No.47/1 part, Block No.133, of Kodambakkam village within the limit of Greater Chennai Corporation 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 8<sup>th</sup> cited.



2. The applicant has remitted the following charges in the reference 9<sup>th</sup> cited.

Sl. No	Charges / Fees / Deposits	Total Amount	Receipt No & date
i)	Development charges	Rs. 1,63,500/-	B0016740 dated 21.07.2020
ii)	Security Charges	Rs. 23,000 /-	
iii)	Regularisation Charges	Rs. 5,61,500 /-	
iv)	I & A Charges	Rs. 41,95,050 /-	
v)	Metro Water Infrastructure Development charges	Rs. 23,38,000 /-	

3. Two copies of approved Plans are Numbered as B / NHRB / 303 A to D / 2020 dated 18.09.2020 in Planning Permit No.13672 are sent herewith. The Planning Permit is valid for the period from 18.09.2020 to 17.09.2025.

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.

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.



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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.

“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 (அ) 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.”

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.

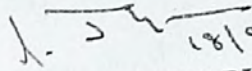
10. Applicant shall not commence construction without building approval from the Local Body concerned.

S. Kup



11. Further, the Planning Permission issued under the TNCD&BR, 2019 is subject to outcome of the Honorable High Court Order in the reference 7<sup>th</sup> cited.
12. The Planning Permission is issued subject to the conditions stipulated in the reference 10<sup>th</sup> cited.

Yours faithfully,

  
For MEMBER- SECRETARY  
A/L  
18/9/2020

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

Copy to:

1.  **Applicant**  
Thiru. Sengol Murugan,  
The Executive Engineer & ADO.,  
K.K. Nagar Division  
Tamil Nadu Housing Board,  
C-48, 3<sup>rd</sup> Floor, TNHE Complex,  
2<sup>nd</sup> Avenue, Anna Nagar,  
Chennai – 600 040.
2. **The Member**  
**Appropriate Authority**  
108, Uthamar Gandhi Salai  
Nungambakkam, Chennai – 600 034.
3. **The Chief Engineer**  
**CMWSSB,**  
No.1, Pumping Station Road,  
Chintadripet, Chennai - 600 002.
4. **The Commissioner of Income Tax**  
No.108, Manatma Gandhi Road  
Nungambakkam, Chennai - 600 034.
5. **The Deputy Planner**  
Enforcement Cell (Central)  
CMDA, Chennai – 600 008.



Chennai Metropolitan Development Authority  
PLANNING PERMIT

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

PERMIT No.

13672

(2T)

B/NHRB/309 A to D/2020

Date of Permit. 18/09/2020

File No. PP/NHRB/c/269/2020 & ADO,

The Executive Engineer

KK Nagar Division,

Name of Applicant with Address. TNHB, C-4B, 3<sup>rd</sup> floor, 2<sup>nd</sup> Avenue  
TNHB Complex, Anna Nagar,

Chennai-40.  
Date of Application 18.15.2020

Proposed

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

of ~~stilt + 5 floors~~ Residential building with 120 dwelling

Site Address. units at Kabaivanar street,

Jafferkharpet, Chennai, Comprised

Division No. in S.No.: 352/3A part, 352/4 part,

T.S.No: 47/1 part, Block No: 133 of

Kodambakkam Village.

1,63,500/- B0016740

Development Charge paid Rs. .... Challan No. .... Date 21/7/2020

✓ 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

17/09/2025.

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.

For MEMBER SECRETARY

18/09/2020

S. Kuppusamy



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### 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 or 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.

S. K. K. K.



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

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

கட்டிட அனுமதி எண் / Building Plan No		மீட்ட அனுமதி எண் / Plan Submission No	
CEBA/WDCN10/00375/2020		PP/NHRB/C/269/2020 - 18/09/2020	
வட்டம் / Zone	கால்ட்டம் / Ward	அனுமதி நாள் / Approval Date	அளிக்கப்பட்ட நாள் / Application Date
N10	N138	09/10/2020	23/09/2020
கட்டிடக்கலை வகை / Applicant name & address		THE EXECUTIVE ENGINEER AND ADO-K.K. NAGAR DIVISION TNHB, C-48, 3RD FLOOR, TNHB COMPLEX, 2ND AVENUE, ANNA NAGAR, CHENNAI-600040.	
சேவையின் விவரம் / Service Type		Building Permit for CMDA Approved Plan	
பகுதி எண் / Plot address		Block No:133, Survey No:T.S.No.47/1(PART), Jaffer Khanpet Kanni Street, Jaffer Khanpet, Jaffer Khanpet, Kodambakkam, Chennai.	
Building License Fees		1439700	
Road cut charges - CMWSSB SEWERAGE		23900	
Road cut charges - CMWSSB, WATER		17900	
Road cut charges - TNEB		17900	
Scrutiny Fees		600	
Workers Welfare Board		1764800	
மொத்தக் கட்டணம் / Total (In Rs.)		3264800	

Amount (in words): Rupees Thirty Two Lakhs Sixty Four Thousands Eight Hundred Only

Payment Details:

DD Number: 903964      Amount 3264800      Date: 06/10/2020      Bank: HDFC BANK  
 (In Rs.):

இது 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      08/10/2025  
 Permit Valid upto      08/10/2025



Digitally Signed by A S Murugan  
 Date: 09-Oct-2020 (16:16:16)

Executive Engineer (T.P.)

S. Kauf



