

# Chennai Metropolitan Development Authority PLANNING PERMIT

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

PERMIT No. **12980**

B/NHRB/397 A to C /2019 Date of Permit **18.11.2019**  
Thiru. K. Ravichandran

File No. **PP/NHRB/SCB2/0416/2019** Executive Engineer  
Tamil Nadu Housing Board

Name of Applicant with Address **NO. 485, MTB Building,  
Nandanam, Chennai - 35.**

Date of Application **14.06.2019**

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

Site Address **PP for the proposed construction of  
Stilt floor + 4 floors with 16 dwelling  
units of residential building at flat**

Division No. **Nos. 204 to 209, Nandanam First  
Main Road and 12th Street, NGR  
Colony, Chennai - 35 in S.N.P. 3584/242  
245, 246, 249, 250 & 253, Block NO. 77,  
Ward - 122 of Mylapore village.**

Development Charge paid Rs. **3000/-** Challan No. **B001473** Date **07.11.2019**

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 17.11.2024  
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 under the Development Control Rules that may be currently in force at that time  
and be applicable. If the construction already put up is in deviation to the approved  
plan or in violation of rules, Planning permit will not be renewed.

**Executive Engineer & Ado.,  
Tamil Nadu Housing Board,  
Nandanam Division,  
Nandanam, Chennai - 600 035.**

**MEMBER SECRETARY**  
**18.11.2019**



001581

PP/NHRB/S(B2)/0416/2019

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/S(B2)/0416/2019 Dated: 18.11.2019

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 with 16 Dwelling Units of Residential building at Plot No. 204 to 209, Nandanam First Main Road and 12<sup>th</sup> street, N.G.G.O.Colony, Chennai-35 Comprised in S.No.3884/242, 245, 246, 249, 250 & 253, Block No.77, Ward-122 of Mylapore 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/S/0416/2019 dated 14.06.2019.
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. Earlier Planning Permission was issued by CMDA vide file No.B2/17733/2017, PP No. B/Spl. Bldg/ 201 A to C / 2018 dated 05.09.2018.
9. This office DC advice sent to the applicant in this office letter even No. dated 29.10.2019.
10. The applicant's letter dated 14.11.2019.

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Planning Permission Application for the proposed construction of Stilt floor + 4 floors with 16 Dwelling Units of Residential building at Plot No. 204 to 209, Nandanam First Main Road and 12<sup>th</sup> street, N.G.G.O.Colony, Chennai-35 Comprised in S.No.3884/242, 245, 246, 249, 250 & 253, Block No.77, Ward-122 of Mylapore Village within Greater Chennai

**Executive Engineer & Ado.,**  
Tamil Nadu Housing Board,  
Nandanam Division,  
Nandanam, Chennai - 600 035.

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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 9<sup>th</sup> cited.

2. The applicant has remitted the following charges in the reference 10<sup>th</sup> cited.

Sl. No.	Description	Total Amount	Vide Receipt No.B0014730 dated 07.11.2019.
1.	Development Charge	Rs.3,000/-	
2.	Scrutiny Fee	Rs.5,000/-	
3.	I&A charges	Rs.1,97,000/-	
4.	MIDC	Rs. 86,000/-	

3. Two sets of approved Plans are Numbered as B/NHRB/ 397 A to C /2019 dated 18.11.2019 in Planning Permit No. 12980 are sent herewith. The Planning Permit is valid for the period from 18.11.2019 to 17.11.2024.

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

**Executive Engineer & Ado.,**  
**Tamil Nadu Housing Board,**  
Nandanam Division,  
Nandanam, Chennai - 600 035.



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.

11. The earlier planning permission was cancelled mentioned in the reference 8<sup>th</sup> cited and the Development charges are adjusted in this new planning permission.

  
**Executive Engineer & Ado.,**  
**Tamil Nadu Housing Board,**  
**Nandanam Division,**  
**Nandanam, Chennai - 600 035.**

12. 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 Chief Planner  
Area Plans Unit

18/11/19

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

Copy to:

1. ✓ Thiru.K.Ravichandran  
Executive Engineer,  
Tamil Nadu Housing Board,  
No.485, MTB Building,  
Annasalai, Nandanam,  
Chennai – 600 035.
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 Chief Engineer,**  
**CMWSSB**  
No.1, Pumping Station Road,  
Chindaripet,  
Chennai – 600 002.
5. **The Senior Planner**  
Enforcement Cell CMDA,  
Chennai – 600 008.

18/11/19  
05-02-2020  
**Executive Engineer & Ado.,**  
**Tamil Nadu Housing Board,**  
**Nandanam Division,**  
**Nandanam, Chennai - 600 035.**





பெருநகர சென்னை மாநகராட்சி  
**Greater Chennai Corporation**  
 நகரமைப்பு பிரிவு - பணித்துறை  
**Town Planning Section-Works Department**

**Building Permission**

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)

(1919 MCMC Act Section 238)

சட்ட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN09/00023/2020		PP/NIIRB/S(B2)/0416/2019 - 18/11/2019	
கட்டிடம் Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுப்பப்பட்ட நாள்/ Application Date
N09	N122	22/01/2020	22/01/2020
மனுப்பாளர் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		THE EXECUTIVE ENGINEER-TAMIL NADU HOUSING BOARD, NO:485, MTB BUILDING, ANNASALAI, NANDANAM, CHENNAI-600035.	
சேவையின் தகவல் / Service Type		CMDA Proposal- only for Building Permit	
முகவரி முகவரி / Plot address		Block No:77 (12TH STREET JN),Plot No:204 TO 209, Survey No:3884/242,245,246,249,250,253, Nandanam 1st Main Road,Nandanam,Nandanam,Mylapore, Chennai, 600035	
Building License Fees		38000	
Road cut charges - CMWSSB SEWERAGE		2000	
Road cut charges - CMWSSB. WATER		6500	
Road cut charges - TNEB		6500	
Scrummy Fees		600	
மொத்தக் கூடுதல் / Total (In Rs.)		53600	

Amount (in words): Rupees Fifty Three Thousands Six Hundred Only

M.W.G.W.F. DD Details : DD Number: 105544 Amount: 49000 Rs, Date:10/01/2020 Bank:AXIS BANK LTD

சென்னை மாநகராட்சி நகரமைப்பு பிரிவு, சென்னை-600035

Sanctioned for CMDA Proposal- only for Building Permit Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy

2020-01-22 21:07:20

This sanction will expire if the construction is not started with in 21/07/2020

If the construction started Building Permit is valid up to 21/01/2025

*(Signature)*  
 Assistant Executive Engineer (I.P.)

*(Signature)* 05-02-2020  
**Executive Engineer & Ado.,**  
**Tamil Nadu Housing Board,**  
**Nandanam Division,**  
**Nandanam, Chennai - 600 035.**

*(Signature)*  
 Executive Engineer (I.P.)