

Chennai Metropolitan Development Authority  
PLANNING PERMIT

PREMIUM <sup>(Sec 49 of T & C. P. Act 1971)</sup>  
PERMIT No. 13609

B/NHRB/240/2020

Date of Permit 06.08.2020

Thiru. S. Narayanan.

File No. PP/NHRB/S(BI)/280/2020 Doan NO.5, Periyar

Name of Applicant with Address. Sabai, Thiru Nagar,  
Ashok Nagar, ch-33.

Date of Application 29.05.2020.

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

FF for the proposed construction of  
Site Address ~~Plot No. 8, New Doan No. 7/A, old~~  
Residential building with 10 dwelling units  
Stilt floor + 5 floors (18.0m height)

Division No at Plot No. 8, New Doan No. 7/A, old  
Doan NO.5, 29th Street, Nanganallur Cooperative  
Building Society Colony, Nanganallur, Chennai-61

Development Charge paid Rs. 15,000/-  
old S.No. 9/2 (PT) & 15th (PT), T.S.NO. 42, Block No. 2A,  
Ward No. B of Nanganallur village, Chennai No. 61016736 date 20.07.2020

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 05.08.2025

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.

*M. S. S. S. S.*  
For MEMBER SECRETARY  
07/08/2020  
06/08/2020

For GURU FOUNDATIONS

Proprietor



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/WDCN12/00395/2020		PP/NHRB/S(B1)/0280/2020 - 06/08/2020	
கூட்டு / Zone	கூட்டு / Ward	அனுமதி நாள் / Approval Date	பெற்றுக்கூட்ட நாள் / Application Date
N12	N164	04/11/2020	18/08/2020
பொதுமன்ற பெண் அறம் குடியிருப்பு குகை / Applicant name & address		S. NARAYANAN-DOOR NO-5,PERIYAR SALAI,THIRU NAGAR,ASHOK NAGAR,CHENNAI 600085	
பொதுமன்ற சேவை / Service Type		Building Permit for CMDA Approved Plan	
பொதுமன்ற பகுதி / Plot address		Door No:NEW NO:7/4, OLD NO: 5,Block No:24,Plot No:8, Survey No:T.S.No:42, CO-OPERATIVE BUILDING SOCIETY COLONY, NANGANALLUR 29TH STREET,NANGANALLUR,THILLAIGANGA NAGAR,Nanganallur, Chennai, 600061	
Building License Fees		103000	
Road cut charges - CMWSSB SEWERAGE		28800	
Road cut charges - CMWSSB, WATER		21600	
Road cut charges - TNEB		21600	
Scrutiny Fees		600	
Workers Welfare Board		152300	
மொத்தக் கட்டணம் / Total (In Rs.)		327900	

Amount (in words): Rupees Three Lakh Twenty Seven Thousands Nine Hundred Only

Payment Details:

DD Number: 021265 Amount 327900 Date: 19/10/2020 Bank: IDBI BANK  
(In Rs.):

பின் குறிப்பிட்ட நிபந்தனைகளுக்கு அனுமதிக்கு உபயோகிக்கப்பட்ட வரையறுக்கப்பட்ட 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 03/11/2025  
Permit Valid upto 03/11/2025



Digitally Signed by A S Murugan  
Date: 04-Nov-2020 (15:01:56)

Executive Engineer (T.P.)

For GURU FOUNDATIONS

Proprietor



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(B1)/0280/2020 Dated: 06.08.2020

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 + 5 floors (18.0m height) Residential building with 10 dwelling units at Plot No.8, New Door No.7/4, Old Door No.5, 29th Street, Nanganallur Cooperative Building Society Colony, Nanganallur, Chennai 600061 in Old S.No.9/2 (pt) & 15/4 (pt), T.S.No.42, Block No.24, Ward No.B of Nanganallur 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/0280/2020 dnted 29.05.2020.
  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 and Water Supply (M.A.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. This office DC advice sent to the applicant in this office letter even No. dated 02.06.2020
  9. The applicant's letter dated 22.07.2020

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Planning Permission Application for the proposed construction of Stilt floor + 5 floors (18.0m height) Residential building with 10 dwelling units at Plot No.8, New Door No.7/4, Old Door No.5, 29th Street, Nanganallur Cooperative Building Society Colony, Nanganallur, Chennai 600061 in Old S.No.9/2 (pt) & 15/4 (pt), T.S.No.42, Block No.24, Ward No.B of Nanganallur 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 8<sup>th</sup> cited.

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

Sl. No.	Description	Total Amount	Vide Receipt No. B0016736 dated 20.07.2020
1.	Development Charge	Rs.15,000/-	
2.	Scrutiny Fee	Rs.3,000/-	
3.	I&A charges	Rs.3,39,000/-	
4.	Security Deposit for Building	Rs.2,27,000/- Bank Guarantee No. 200380IBGP00183 dated 17.07.2020 IDBI Bank Ltd. Chennai-35.	
5.	Security Deposit for Display Board	Rs.10,000/-	
6.	MIDC	Rs. 2,18,000/-	
7.	Premium FSI	Rs. 7,66,000/-	

3. Two sets of approved Plans are Numbered as B/ NHRB / 240 /2020 dated 06.08.2020 in Planning Permit No. 13609 are sent herewith. The Planning Permit is valid for the period from 06.08.2020 to 05.08.2025.

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 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 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,

M. S. Narayanan  
For Senior Plannere 07/08/2020  
(APU, B-South)

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TR/2

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

**Copy to:**

1. **Thiru.S.Narayanan**  
Door No.5, Periyar Salai,  
Thiru Nagar, Ashok Nagar,  
Chennai 600083.
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.