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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: mscmda@tn.gov.in, Web site: www.cmdachennai.gov.in

Letter No.PP/NHRB/S(B1)/00698/2020, Dated: 17.06.2021

To

The Commissioner,
Tambaram Municipality,
Chennai.

Sir,

Sub: CMDA – Area Plans Unit - 'B' Channel (South) - Planning Permission for the proposed construction of Stilt floor + 4 floors + 5th floor (Part) with 18.30m Height Residential building(Affordable Housing) with 56 dwelling units and Gym, Games Room & Association room (5th floor) at Professors Colony 1st Main Road, Professors Colony, Selaiyur, East Tambaram, Chennai 600073, in Old S.No.332/3A (part) & 332/3C (part), T.S.No.1/2 & 1/3, Block No.14, Ward H of Selaiyur Village within the limit of Tambaram Municipality – Approved and forwarded to Local Body for issue of Building Permit – Reg.

- Ref:**
1. Planning Permission Application received in SBC No. CMDA/PP/NHRB/S/0698/2020, dated.31.12.2020.
 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 MAWS (MA-I) Department, dated 04.02.2019.
 6. This office DC letter even No. dated.19.02.2021
 7. Applicant's letter dated.29.03.2021 and 08.06.2021.

The Planning Permission Application for the proposed construction of Stilt floor + 4 floors + 5th floor (Part) with 18.30m Height Residential building (Affordable Housing) with 56 dwelling units and Gym, Games Room & association room (5th floor) at Professors Colony 1st Main Road, Professors Colony, Selaiyur, East Tambaram, Chennai 600073, in Old S.No.332/3A (part) & 332/3C (part), T.S.No.1/2 & 1/3, Block No.14, Ward H of

For DAC PROMOTERS

1/4

Proprietor

Selaiyur Village within the limit of Tambaram Municipality 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 6th cited.

2. The applicant has remitted the following charges in the reference 7th cited.

i)	Development charges	₹ 79,000/-	<p style="text-align: center;">Receipt No. CMDA/PP/RC/0043/2021, dated:23.03.2021</p>
ii)	Scrutiny Fee	₹ 9,000/-	
iii)	Regularization charges	₹ 1,51,000/-	
iv)	Open space & reservation charges	₹ 12,29,000/-	
v)	Security Deposit for Building	₹ 13,05,000/-	
vi)	Security Deposit for Display Board	₹10,000/-	
vii)	Infrastructure & Amenities Charges	₹ 21,23,000/-	
viii)	Security Deposit for Septic Tank	Nil	
ix)	Premium FSI charges	Nil	
x)	Shelter Fund charges	₹ 6,97,000/-	
xi)	MIDC Charges	Nil	

3. Two sets of approved Plans are numbered as **PP/ NHRB / 154 / 2021 / A to D**, **dated. 17.06.2021**, **Planning Permit No.14162** are sent herewith. The Planning Permit is valid for the period from **17.06.2021 to 16.06.2026**

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.

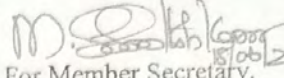
9.The applicant is requested to intimate the Enforcement Cell, CMDA at all the stages of construction of building viz, namely (i) Commencement of construction, (ii) Plinth level and (iii) Last storey and apply for Completion Certificate along with the order of continuance accorded for different stages by CMDA'

10.This Planning Permission is not final. The applicant has to approach the Commissioner, Tambaram Municipality for issue of Building Permit under the Local Body Act.

11.Applicant shall not commence construction without building approval from the Tambaram Municipality.

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 Member Secretary.

17/12/21

Encl:

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

Copy to:

1. ✓ **M/s.DAC Promoters**
Represented by its Chief Executive Officer
Tmt.S.Durga
GPA for 1.Tmt.V.Divya, 2.Thiru.Dakshin Bhasker
Plot-A, Thiruvalluvar Street, R.V.Garden, Tambaram
West, Chennai 600045
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.

For DAC PROMOTERS



4/4 Proprietor

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Chennai Metropolitan Development Authority
PLANNING PERMIT
(Sec 49 of T & C. P. Act 1971)

PERMIT No. 14162 Date of Permit 17.06.2021
M/S. DAC Promoters
PP/NHRB/154/2021/A to D Represented by its

File No. PP/NHRB/S(BD)/698/2020 chief Executive
officer S. Durga

Name of Applicant with Address G.P.P. 1011, Tmt. V. Divya,
Plot-A, Thiruvalluvar 2, Thiru. Dakshin Bharathi
Salai, R.V. Garden, Tambaram west, Chennai - 65

Date of Application 31.12.2020

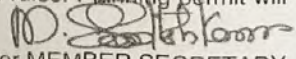
Nature of Development : Layout/Sub-division of Land/Building construction/
Charge in use of Land/Building

PP for the proposed construction of still floors +
Site Address 4 floors + 5th floor (part) with 18.30m
height Residential building (Affordable Housing)

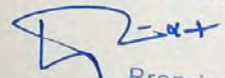
Division No. with 56 dwelling units and (num)
Games Room & Association Room (5th floor) at
Professors Colony, 1st Main Road, Professors Colony,
Sobha Park East, Tambaram, Chennai - 73 in old S.No. 332/3A (P)
& 332/3B (P) T.S.No. 112 & 113 Block No. 14, Ward - H of Sobha Park
Development Charge paid Rs. 1,000/- CMDA/PP/RC/0013/2021 village
dated 23.03.2021

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 16.06.2026 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
17/6/2021 18/06/21

For DAC PROMOTERS


Proprietor

தாம்பரம் நகராட்சி ஆணையர் அவர்களின் செயல்முறைகள்
முன்னிலை : திருமதி. எஸ். சித்ரா - எம்.காம்.,பி.எட்.

க.ம.எண்.231/21
க.உ.எண். 196/2021

நாள்.29.6.2021

பொருள்-	கட்டிட உரிமம்-தாம்பரம் நகராட்சி - PP/NHRB/S(B1)/00698/2020 - சர்வே எண் 332/3எ(பகுதி) 3சி (பகுதி) - நகரளவு எண் 1 /2, 1/3 பிளாக் 14, வார்டு எச் - சேலையூர் கிராமம் -புரபஸர் காலனி முதல் பிரதான சாலையில் புதிய அடுக்குமாடி குடியிருப்பு கட்டுமானத்திற்கு சென்னை பெருநகர் வளர்ச்சி குழும ஒப்புதல் அளிக்கப்பட்ட திட்ட வரைபடத்தின்படி கட்டிடம் கட்ட அனுமதித்து உரிமம் வழங்குதல் - தொடர்பாக .
பார்வை-	உறுப்பினர் மற்றும் செயலர் சென்னைபெருநகர் வளர்ச்சி குழுமம் அவர்களின் கடிதம் எண் PP/NHRB/S (B1)/00698/2020 நாள் 17/6/2021 கடிதம் மற்றும் ஒப்புதல் அளிக்கப்பட்ட வரைபடம் .மற்றும் DAC Promoters நிறுவனத்திற்கான PPNNo. 14162 Dt 17/6/2021 .

உத்திரவு:

தாம்பரம் நகராட்சி, சர்வே எண் 332/3எ(பகுதி) 3சி (பகுதி) , நகரளவு எண் 1 /2, 1/3 , பிளாக் 14, வார்டு எச் , சேலையூர் கிராமம் , புரபஸர் காலனி முதல் பிரதான சாலையில் புதிய அடுக்குமாடி குடியிருப்பு கட்டுமானத்திற்கு சென்னை பெருநகர் வளர்ச்சி குழும ஒப்புதல் அளிக்கப்பட்ட வரைபடத்தின்படி கட்டிடம் கட்ட அனுமதித்து ஒப்புதல் வழங்கப்பட்டுள்ளது. அதன்பேரில், திட்ட அனுமதி அளிக்கப்பட்ட வரைபடத்திற்கு தாம்பரம் நகராட்சியால் கட்டிட உரிமம் எண் BL.No.196 / 2021 ன்படி கட்டிட உரிமம் காலம் 29 /6/ 2021 தேதி முதல் 16/6/2026 தேதி வரையிலான காலத்திற்குட்பட்டு அனுமதி வழங்கப்படுகிறது.

1. கட்டிட உரிமக் கட்டணம் - ரூ.727500/- ரசீது எண் 1887/28.6..21
2. மழைநீர் சேகரிப்பு கட்டணம் - ரூ.29,000/- ரசீது எண் 1888/28.6.21
3. பாதாள சாக்கடை வைப்புக்கட்டணம் - ரூ.1400000/- ரசீது எண் 1889/28.6.21
4. கட்டிட தொழிலாளர் நிதி - ரூ.1541000 /-ஐசிஐசிஐ /503166 /28.6.21
5. குடிநீர் இணைப்பு வைப்புத்தொகை -ரூ.174000/- ரசீது எண் 1890/28.6.21
6. சொத்து வரி (வலிஎண்)2546 - ரூ.36708/- ரசீது எண் 1102 நாள் 21/5/21 ,
ரூ.125496/- ரசீது எண் 1101 நாள் 21/5/21

ஆணையாளர்
தாம்பரம் நகராட்சி.

இணைப்பு - உத்தரவு மற்றும் வரைபடம்

பெறுநர் - டி.எ.சி. புரோமோட்டர்ஸ்,
திருமதி. எஸ்.துர்கா GPA , திருமதி.வி. திவ்யா, திரு.தக்ஷீன் பாஸ்கர்
பிளாட் எ, திருவள்ளூர் தெரு,
ஆர் வி கார்டன், தாம்பரம் மேற்கு சென்னை .

For DAC PROMOTERS

Proprietor