



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore, 163

Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

E-mail: mcmda@tn.gov.in

Website: www.cmdachennai.gov.in

Letter No. PP/NHRB/S(B2)/0576/2020 Dated: 21.06.2021

To

The Principal Chief Engineer
Greater Chennai Corporation
Ribbon Building
Chennai - 600003.

Sir,

Sub: CMDA - APU - (B Channel - South Division) - Planning Permission for the proposed construction of Stilt floor + 4 Floors + 5th Floor(part) with 12 dwelling units (2 Nos Duplex) of (18.3m height) availing Premium FSI of Residential Building at Plot No.E.138, Besant Nagar 31st Cross street, Besant Nagar, Chennai-600090 Comprised in Old S.No.101/1B (Part), T.S.No.3/5 (Part), Block No 39 of Urur 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/0576/2020 dated 24.10.2021.
 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. This office DC advice sent to the applicant in this office letter even No. dated 01.03.2021
 9. The applicant's letter dated 15.04.2021, 26.04.2021 & 09.06.2021

Planning Permission Application for the proposed construction of Stilt floor + 4 Floors + 5th Floor(part) with 12 dwelling units (2 Nos Duplex) of (18.3m height) availing Premium FSI of Residential Building at Plot No.E.138, Besant Nagar 31st Cross street, Besant Nagar, Chennai-600090 Comprised in Old S.No.101/1B (Part), T.S.No.3/5 (Part), Block No 39 of Urur Village within the limit of Greater Chennai Corporation received in the reference 1st cited has been examined and Planning

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Permission is issued subject to the conditions put forth by CMDA in the reference 8th cited.

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

Sl. No.	Description	Total Amount	Vide Receipt No. B0018939 dated 31.03.2021
1.	Development Charge	Rs.25,000/-	
2.	Scrutiny Fee	Rs.3,000/-	
3.	I&A charges	Rs.6,19,000/-	
4.	Security Deposit for Building	Rs.4,06,000/-	
5.	Security Deposit for Display Board	Rs.10,000/-	
6.	Premium FSI	Rs. 71,01,000/-	
7.	MIDC	Rs. 3,89,000/-	

3. Two sets of approved Plans are Numbered as PP / NHRB / 160 / 2021 dated 21.06.2021 in Planning Permit No. 14168 are sent herewith. The Planning Permit is valid for the period from 21.06.2021 to 20.06.2026.

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.

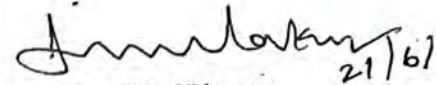
5. The Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority. The Town & 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

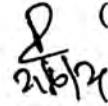
11. The Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos.6912 & 6913 of 2019

Yours faithfully,

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For Chief Planner
(B-South, APU)


21/6/19

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

Copy to:

1. **M/s. Pragau Properties Private Limited**
Represented by its Director Thiru. P.Pradeep
Dugar Towers, 7th Floor,
No.123, Marshalls Road, Egmore,
Chennai – 600 008.
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.75, Santhome High Road,
Raja Annamalaipuram, MRC Nagar,
Chennai – 600 028.