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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: mscmdn@tn.gov.inWebsite: www.cmdachennai.gov.inLetter No. **PP/NHRB/N/158/2020** Dated: **03.06.2020**

To

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

Sir,

Sub: CMDA – APU – (B Channel – North Division) – Planning Permission Application for the proposed construction of **Stilt Floor + 4 Floors Residential Building with 8 Dwelling units at Block No.88, Magizhchi Colony, TS Krishna Nagar, Anna Nagar West, Chennai – 600 050** comprised in Old S.No.162 part & 288 part, New T.S.No.1 (As per Doc), S.No.164 part, 162 part, 288 part, 209 part, T.S.No.1/2 (As per Patta) **Block No.43 of Mugapair 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/N/158/2020 dated 26.02.2020.
 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 (MAI) 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. G.O. (Ms) No.35 Housing and Urban Development (UD – 1(1)) Department, dated. 18.02.2020.
 9. G.O. (Ms) No.54 Housing and Urban Development (UD – 1(1)) Department, dated. 12.03.2020.
 10. DC advice issued in letter even No. dated. 24.03.2020.
 11. The applicant's letter dated 23.05.2020.

Planning Permission Application for the proposed construction of Stilt Floor + 4 Floors Residential Building with 8 Dwelling units at Block No.88, Magizhchi Colony, TS Krishna Nagar, Anna Nagar West, Chennai – 600 050 comprised in Old S.No.162 part & 288 part, New T.S.No.1 (As per Doc), S.No.164 part, 162 part, 288 part, 209 part, T.S.No.1/2 (As per Patta) Block No.43 of Mugapair Village Greater Chennai Corporation Limit 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 11th cited.

2. The applicant has remitted the following charges in the reference 11th cited.

Sl. No.	Description	Total Amount	Vide Receipt No.B001639 dated 23.05.2020.
1.	Development Charge	Rs.18,000/- (Rupees Eighteen Thousand only)	
2.	Scrutiny Fee	Rs.3,000/- (Rupees Three Thousand only)	
3.	Regularization Charges	Rs.54,000/- (Rupees Fifty Four Thousand only)	
4.	I&A charges	Rs.3,99,000/- (Rupees Three Lakh Ninety Nine Thousand only)	
5.	Security Deposit for Building	Rs.2,74,000/- (Rupees Two Lakh Seventy Four Thousand only)	
6.	S.D for Display Board	Rs.10,000 /- (Rupees Ten Thousand only)	
7.	CMWSSB charges	Rs. 2,38,000/- (Rupees Two Lakh Thirty Eight Thousand only)	
8.	Flag Day	Rs. 500/- (Rupees five hundred only)	

3. Two sets of approved Plans are numbered as B/NHRB/140/2020 dated.03.06.2020 in Planning Permit No.13509 are sent herewith. The Planning Permit is valid for the period from 03.06.2020 to 02.06.2025.

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.



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 the 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,

S. Ganeshrao
02/6/2020

For Chief Planner
Area Plans Unit

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

[Signature]
03/6/2020

Copy to:

1. Thiru.J.Raja Ananthan,
Old No.54/3, New No.57,
Soundsarya Colony,
Anna Nagar West Extension,
Chennai – 600 101.
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 Senior Planner**
Enforcement Cell CMDA,
Chennai – 600 008.
5. **The Chief Engineer**
CMWSSB
No.1, Pumping Station Road,
Chintadripet,
Chennai – 600 002.

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 13509

B/NHRB/140/2020

Date of Permit.....03.06.2020

File No. PP/NHRB/N/158/2020

Name of Applicant with Address. Thiru. J. Raja Ananthan
G.P.A. of Thiru. K. Subramanian
Old No. 54/3, New No. 57, and others.

Soundarya Colony, Anna Nagar (W) Extn.,
Chennai - 101 Date of Application 26.2.2020

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

PP for the proposed construction of Stilt floor + 4 floors

Site Address. Residential building with 8 dwelling units
at Block No. 88, Maginjehi Colony, T.S Krishna Nagar,

Division No. Anna Nagar west, Chennai. 50 comprised in
old S.no. 162 pt, 288 pt, New T.S No. 1 (as per doc),

S.No. 164 pt, 162 pt, 288 pt, 209 pt, T.S No. 1/2 (as per patta)

Block no. 43 of Mugappair village.

Development Charge paid Rs. 18,000/- Challan No. B0016395 Date. 23.5.2020

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

02.06.2025

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

S. Shanmugasundaram
02/06/2020
For MEMBER SECRETARY

26/06/2020



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-Works

கட்டிட அனுமதி

Building Permission

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

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண் / Building Plan No		திட்ட அனுமதி எண் / Plan Submission No	
CEBA/WDCN07/00199/2020		PP/NHRB/N/158/2020 - 03/06/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுதொடர்பு நாள் / Application Date
N07	N089	09/07/2020	09/07/2020
மனுதாரரின் பெயர் மற்றும் முகவரி / Applicant name & address		J. Raja Ananthan GPA-Old No. 54/3, New No. 57, Soundarya Colony, Anna Nagar Western Extension, Chennai - 600101	
சேவையின் தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:TNHB BLOCK NO:88,Block No:43,Survey No:T.S.No1/2, MAGIZHCHI COLONY,TS KRISHNA NAGAR BUS STOP,A.N.W.EXTN,Mogappair, Chennai, 600101	
Building License Fees		126600	
Scrutiny Fees		600	
Workers Welfare Board		181900	
மொத்தக் கட்டணம் / Total (In Rs.)		309100	

Amount (in words): Rupees Three Lakh Nine Thousand One Hundred Only

Payment Details:

DD Number: 247330

Amount 309100
(In Rs.):

Date: 06/07/2020

Bank: TAMILNAD MERCANTILE BANK LTD

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரையட நகலின் படி அனுமதி

Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

இந்த அனுமதி
முடிவு நாள் 08/01/2021
08/07/2025

ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காவாயத்தியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 08/01/2021

If Construction started Building Permit is valid up to 08/07/2025



Digitally Signed by A S Murugan
Date: 09-Jul-2020 (15:10:51)

Executive Engineer (T.P.)

(Handwritten signature)