

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

Letter No.PP/NHRB/S(B1)/0021/2021,

Dated:04.08.2021

To

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

Sir,

Sub: CMDA – Area Plans Unit - 'B' Channel (South) - Planning Permission for the proposed construction of Stilt floor + 5 floors Residential building with 10dwelling units with 18.30m Height availing Premium FSI at New Door No.243 & 245, Peters Road, Gopalapuram, Chennai 600086 in R.S.No.67/65, Block No.4 of Mylopore Village within the limit of Greater Chennai Corporation – 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/0021/2021, dated.22.01.2021.
 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 MAWS (MA-I) Department, dated 04.02.2019.
 6. CMDA office order No.7/2019 dated 12.03. 2019.
 7. This office DC letter even No. dated.18.02.2021.
 8. Applicants letter dated.29.07.2021.

The Planning Permission Application for the proposed construction of Stilt floor + 5 floors Residential building with 10dwelling units with 18.30m Height availing Premium FSI at New Door No.243 & 245, Peters Road, Gopalapuram, Chennai 600086 in R.S.No.67/65, Block No.4 of Mylopore Village within the limit of Greater Chennai Corporation 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 7th cited.

For SRESHTA SUMANTH BUILDERS PVT. LTD.

Authorised Signatory

2. The applicant has remitted the following charges in the reference 8th cited.

i)	Development charges	₹ 29,000/-
ii)	Scrutiny Fee	₹ 4,000/-
iii)	Regularization charges	Nil
iv)	Open space & reservation charges	Nil
v)	Security Deposit for Building	₹ 4,61,000/-
vi)	Security Deposit for Display Board	₹ 10,000/-
vii)	Security Deposit for Septic Tank	Nil
viii)	Infrastructure & Amenities Charges	₹ 7,30,000/-
ix)	Premium FSI Charges	₹ 2,31,23,000/- (Adjusted the part of DRC No.029/2015, dated.03.08.2015 toward remittance of Premium FSI charges of Rs.2,31,23,000/- vide U.O.Note No.TDR/16965/2013, dated.26.07.2021).
x)	Shelter charges	Nil
xi)	MIDC Charges	₹ 4,41,000/-


Receipt No.
B0019593, dated.28.07.2021

3. Two sets of approved Plans are numbered as **PP/NHRB/233/2021, dated.04.08.2021, Planning Permit No.14341** are sent herewith. The Planning Permit is valid for the period from **04.08.2021 to 03.08.2026**.

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

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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 Principal Chief Engineer, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

For SRESHTA SUMANTH BUILDERS PVT. LTD.

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11. Applicant shall not commence construction without building approval from the Greater Chennai Corporation.
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 (B-South) 4/18/21
Area Plans Unit


4/18/21

Encl:

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

Copy to:

1. **M/S.Sumanth & Co,**
Represented by its Partner 1.Tmt.Lavanya Subramanian
GPA for 1.Thiru.G.Subramanian, 2.Tmt.Indira
Subramanian, 3.Thiu.Shekar Subramanian and
4.Thiru.Rohini Bhattacharya
No.8 (57), Luz Avenue,
Mylapore, Chennai - 600004.
2. **The Deputy Planner**
Enforcement Cell (South), CMDA,
Chennai -600008.
(With one set of approved plans).
3. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai-600034.
4. **The Member**
Appropriate Authority
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai-600034.
5. **The Managing Director,**
CMWSSB,
No.2, Pumping Station Road,
Chinthadripet, Chennai-600002.

For SRESHTA SUMANTH BUILDERS PVT. LTD.


Authorized Signatory



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		கட்டிட அனுமதி எண் / Plan Submission No	
CEBA/WDCN09/00268/2021		PP/NHRB/S(B1)/0021/2021 - 04/08/2021	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N09	N111	06/09/2021	11/08/2021
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		SUMANTH AND CO-REP BY ITS PARTNER LAVANYA SUBRAMANIAN GPA No:8(57), LUZ AVENUE, MYLAPORE, CHENNAI- 600 004.	
மொப்பாட்டு தகவல் / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:NEW No: 243 & N245,Block No:4,Survey No:R.S.No: 67/65, Peters Road,Royapettah,Royapettah,Mylapore, Chennai, 600086	
Building License Fees		232800	
Road cut charges - CMWSSB SEWERAGE		64100	
Road cut charges - CMWSSB, WATER		64100	
Road cut charges - TNEB		64100	
Scrutiny Fees		600	
Workers Welfare Board		309600	
மொத்தக் கட்டணம் / Total (In Rs.)		735300	

Amount (in words): Rupees Seven Lakh Thirty Five Thousands Three Hundred Only

Payment Details:

DD Number: 031714

Amount 735300
(In Rs.):

Date: 31/08/2021

Bank: AXIS BANK LTD.

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி 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

05/09/2026

Permit Valid upto

05/09/2026



Digitally Signed by K
Sundararajan
Date: 06-Sep-2021 (16:06:01)

Executive Engineer (T.P.)

For SRESHTA SUMANTH BUILDERS PVT. LTD.

[Handwritten Signature]
Digitally Signed