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133



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](mailto:mscmda@tn.gov.in), Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No.PP/NHRB/S(B1)/1056/2019, Dated: 18.03.2020

To

The Commissioner,  
Tambaram Municipality,  
Tambaram, Chennai .

Sir,

**Sub:** CMDA – Area Plans Unit - 'B' Channel (South) - Planning Permission for the proposed construction of Group Development comprising of 2 Blocks; Block-1 consisting of Stilt floor + 5 floors Residential building with 25 dwelling units and Block-2 consisting of Stilt floor + 5 floors Residential building with 25 dwelling units totally 50 dwelling units availing premium FSI at New Door No.14, Old Door No.55A, Vijayalakshmi Street, Rajeshwari Nagar, East Tambaram, Chennai 600073 comprised in T.S.No.55 & 83/2, Block No.53, Ward-G and T.S.No.79, Block No.50, Ward-G 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/1056/2019, dated.04.11 .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. CMDA office order No.7/2019 dated 12.03. 2019
  7. This office GLV letter even No. addressed to SRO, Selaiyur, dated 27.01.2020.
  8. GLV letter No.2-5/2020 dated.28.01.2020 received from SRO, Selaiyur
  9. This office DC letter even No. dated.30.01.2020.
  10. Letter dated.02.03.2020 and 11.03.2020 received from the applicant.

P. Chandra

*[Handwritten Signature]*



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The Planning Permission Application for the proposed construction of Gro Development comprising of 2 Blocks; Block-1 consisting of Stilt floor + 5 floors Residential building with 25 dwelling units and Block-2 consisting of Stilt floor + 5 floors Residential building with 25 dwelling units totally 50 dwelling units availing premium FSI at New Door No.14, Old Door No.55A, Vijayalakshmi Street, Rajeshwari Nagar, East Tambaram, Chennai 600073 comprised in T.S.No.55 & 83/2, Block No.53, Ward-G and T.S.No.79, Block No.50, Ward-G of Selaiyur Village within the limit of Tambaram Municipality 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 9<sup>h</sup> cited.

2. The applicant has remitted the following charges in the reference 10<sup>th</sup> cited.

i)	Development charges	₹ 70,000/-	<b>B0015756, dated 03.02.2020.</b>
ii)	Scrutiny Fee	₹ 10,000/-	
iii)	Regularization charges	₹ 1,38,000/-	
iv)	Open space & reservation charges	Nil	
v)	Security Deposit for Building	₹ 11,36,000/-	
vi)	Security Deposit for Display Board	₹ 10,000/-	
vii)	Security Deposit for Septic Tank	Nil	
viii)	Infrastructure & Amenities Charges	₹ 17,71,000/-	
ix)	Premium FSI Charges	₹ 1,27,98,000/-	
x)	Shelter charges	₹ 1,72,000/-	
xi)	MIDC Charges	Nil	

3. Two sets of approved Plans are numbered as **B/NHRB/108-AtoC/2020, dated.18.03.2020, Planning Permit No.13377** are sent herewith. The Planning Permit is valid for the period from **18.03.2020 to 17.03.2025**.

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

*P. Chandea*

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135

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 Commissioner, Tambaram Municipality for issue of Building Permit under the Local Body Act.

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

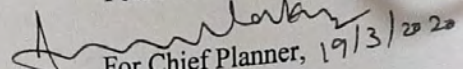
P. Chandra

*[Signature]*



11. The Planning Permission issued under New Rule TNCDDBR, 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, 19/3/2020  
Area Plans Unit

19/3/2020

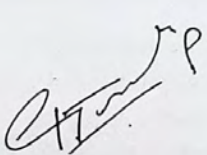
Encl:

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

Copy to:

1. **Thiru. P.Rajesh & Tmt.P.Chandra,**  
No.18/32, 28<sup>th</sup> Street,  
Thillai Ganga Nagar,  
Nanganallur, Chennai 600061.
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.



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P. chandra

137

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

PERMIT No. 13377  
B/NHRB/108 A to C /2020 Date of Permit 18.03.2020  
Thiru. Rajesh & Trst. P. Chandra  
File No. AP/NHRB/S(BI)/1056/2020 NO. 18/32, 28th Street,  
Thillai Marga Nagar,  
Name of Applicant with Address Nanganallur, Chennai - 61.  
Date of Application 04.11.2019

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

Site Address: Refen. Annexure


Division No.

Development Charge paid Rs. 7,000/- Challan No. B0015756 Date 03.02.2020

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 17.03.2025  
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.

*[Signature]* 19/3/2020  
For MEMBER SECRETARY  
18/3/2020

x'  
*[Signature]* P  
v 2 P. Chakka  


தாம்பரம் நகராட்சி பொறியாளர் மற்றும் ஆணையர் பொறுப்பு அவர்களின் செயல்முறைகள்

முன்னிலை: திரு. எம். கருப்பையா ராஜா

141

க.ம.எண். 117/2020

உ.எண். 135/2020  
(B.L.No)

நாள். 12/6/2020

பொருள்:- கட்டிட உரிமம்-தாம்பரம் நகராட்சி- சேணைட்டி கிராமம், சர்வே எண் TS.No: 55/53/2, Block 53, Ts.No: 79, Block-50, Ward-6, கணை 14, தெருவில் கட்டப்பட உள்ள புதிய கட்டிடத்திற்கு சென்னை பெருநகர் வளர்ச்சி குழும ஒப்புதல் அளிக்கப்பட்ட வரைபடத்தின்படி கட்டிடம் கட்ட அனுமதித்து உத்திரவு வழங்குதல் - தொடர்பாக.

பார்வை:- 1. உறுப்பினர் மற்றும் செயலர் சென்னை பெருநகர் வளர்ச்சி குழுமம் கடிதம் No. PP/NHRB/5(13)/1056/2019 நாள் 18/3/2020

Permit No : 13377/18-3.2020

உத்திரவு:

தாம்பரம் நகராட்சி, சேணைட்டி கிராமம் TS.No: 55/53/2, Block 53, Ts.No: 79, Block 50, Ward G, கணை 14/55A தெருவில் கட்டப்பட உள்ள புதியக் கட்டிடத்திற்கு பார்வை (1)-ல் கண்டுள்ள சென்னை பெருநகர் வளர்ச்சி குழும கடிதம் மற்றும் திட்ட அனுமதி எண்ணின்படி தெரிவிக்கப்பட்ட நிபந்தனைகளுடன் கூடிய ஒப்புதல் அளிக்கப்பட்ட வரைபடத்திற்கு தாம்பரம் நகராட்சி கட்டிட உரிமம் எண். 135/2020 நாள் 12/6/2020 மற்றும் கட்டிட உரிமம் 12/6/2020 தேதி முதல் 11/6/2025 தேதி வரையிலான காலத்திற்குப்பட்டு அனுமதி வழங்கப்படுகிறது.

1. கட்டிட உரிமக் கட்டணம் - ரூ. 652000/- ரூ. 10/2/11.6.2020
2. மழைநீர் சேகரிப்பு கட்டணம் - ரூ. 25000/- ரூ. 10/2/11.6.2020
3. பாதாள சாக்கடை வைப்புக்கட்டணம் - ரூ. 400000/- ரூ. 10/2/11.6.2020
4. கட்டிட தொழிலாளர் நிதி - ரூ. 12,98,000/- KVB/117963/11.6.2020
5. குடிநீர் இணைப்பு வைப்புத்தொகை - ரூ. 150000/- ரூ. 10/2/11.6.2020
6. காலிமனை வரி - ரூ. 1715/- 09/09/2466/9.6.2020  
ரூ. 3295/- 09/09/2467/9.6.2020.

ஆணையாளர்  
தாம்பரம் நகராட்சி.

இணைப்பு - உத்தரவு மற்றும் வரைபடம்

பெறுநர் திரு/திருமதி. P. ராஜேஸ், P. சந்திரா

ரூண் 1832, 28 உஜ் ரூடு,

சேணை கவிதா ரூடு,

Formats

நவீகரூடுகள் சென்னை-61



P. Chacha