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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: [mcmda@tn.gov.in](mailto:mcmda@tn.gov.in)

Website: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No. PP/NHRB/S(B2)/097/2020 Dated: 04.01.2021

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 9 dwelling units availing Premium FSI Residential Building at Plot No.11, Old door No.33, New door No.14, Krishnaswamy Avenue, Chennai-04 comprised in R.S.No.1674/1 (as per doc), New R.S.No.1674/36(as per patta), Block No.35 of Mylapore 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/097/2020 dated 05.02.2020.
  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 (M.A.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 18.03.2020
  9. The applicant's letter dated 24.12.2020

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Planning Permission Application for the proposed construction of Stilt floor + 4 Floors + 5th Floor (part) with 9 dwelling units availing Premium FSI Residential Building at Plot No.11, Old door No.33, New door No.14, Krishnaswamy Avenue, Chennai-04 comprised in R.S.No.1674/1 (as per doc), New R.S.No.1674/36(as per patta), Block No.35 of Mylapore Village within the limit of Greater Chennai

**For SRESHTA SUMANTH BUILDERS PVT. LTD.**

*Varishan*

*S. Ashish*  
**Authorised Signatory**

Authorised Signatory

Corporation 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 8<sup>th</sup> cited.

2. The applicant has remitted the following charges in the reference 9<sup>th</sup> cited.

Sl. No.	Description	Total Amount	Vide Receipt No. B0018139 dated 17.12.2020
1.	Development Charge	Rs.25,000/-	
2.	Scrutiny Fee	Rs.3,000/-	
3.	I&A charges	Rs.6,28,000/-	
4.	Security Deposit for Building	Rs.3,94,000/-	
5.	Security Deposit for Display Board	Rs.10,000/-	
6.	MIDC	Rs. 3,43,000/-	
7.	Premium FSI	Rs. 1,75,83,000/-	

3. Two sets of approved Plans are Numbered as **B / NHRB / 01 / 2021** dated **04.01.2021** in **Planning Permit No. 13909** are sent herewith. The **Planning Permit** is valid for the period from **04.01.2021 to 03.01.2026**.

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.

For SRESHTA SUMANTH BUILDERS PVT. LTD.

S. Ashish  
Authorised Signatory

For SRESHTA SUMANTH BUILDERS PVT. LTD.

Authorised Signatory

Vaishnavi



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

10. Applicant shall not commence construction without building approval from the Local Body concerned.

For SRESHTA SUMANTH BUILDERS PVT. LTD.

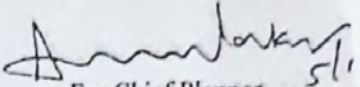
S. Ashish

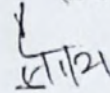
Authorised Signatory

x Vaishnavi S.D

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,

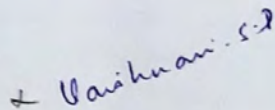
  
For Chief Planner 5/1/21  
(B-South, APU)



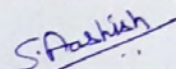
- Encl: 1. Two sets of approved Plans  
2. Two copies of Planning Permit

Copy to:

1. **S.D. Vaishnavi Shankar**  
No.8(57), Luz Avenue, Mylapore,  
Chennai - 600 004
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.



**For SRESHTA SUMANTH BUILDERS PVT. LTD.**

  
**Authorised Signatory**

For SRESHTA SUMANTH BUILDERS PVT. LTD.



Chennai Metropolitan Development Authority  
**PREMIUM FSI PLANNING PERMIT**

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

PERMIT No.

B/NHRB/13909/01/2021

Date of Permit 04.01.2021

S.D. Vaishnavi Shankar

File No PP./N.H.R.B./S.(B2)/097/2020 No. 8(57), LUZ

Name of Applicant with Address Avenue, Mylapore, Chennai-04.

Date of Application 05.02.2020

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

PP for the proposed construction

Site Address of Stilt floor + 4 floors + 5th floor (part) with 9 dwelling units availing Premium

Division No F.S.I. Residential building at Plot

No. 11, old Door No. 33, New Door, No. 1A,

Krishnaswamy Avenue, Chennai-04 in

R.S.No. 1674/11 (as per document), New R.S.No. 1674/36 (as per patta), Block No. 35 of Mylapore village.

Development Charge paid Rs. 25,000/- Challan No. B0018139 Date 17.12.2020

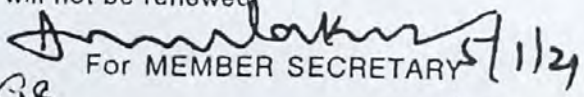
PERMISSION is granted to the ~~layout/sub-division of land/~~ building construction ~~change in-use of land/building~~ according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

3. The permit expires on 03.01.2026

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 SRESHTA SUMANTH BUILDERS PVT. LTD.

S. Ashish  
Authorised Signatory

  
For MEMBER SECRETARY

98  
4/1/2021 S.D. Vaishnavi S.D





பெருநகர சென்னை மாநகராட்சி  
Greater Chennai Corporation 247

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/WDCN09/00029/2021		PP/NHRB/S(B2)/097/2020 - 04/01/2021	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N09	N123	15/02/2021	10/01/2021
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		Dr.S D VAISHNAVI SHANKAR-No: 8(57), LUZ AVENUE, MYLAPORE, CHENNAI 600 004	
செய்துரை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:OLD NO 33 NEW NO 14,Block No:35,Plot No:11, Survey No:R.S.No.1674/36, Krishnasami Avenue,Mylapore,Mylapore,Mylapore, Chennai, 600004	
Building License Fees		191500	
Road cut charges - CMWSSB SEWERAGE		21400	
Road cut charges - CMWSSB, WATER		16000	
Road cut charges - TNEB		16000	
Scrutiny Fees		600	
Workers Welfare Board		264500	
மொத்தக் கட்டணம்/ Total (In Rs.)		510000	

Amount (in words): Rupees Five Lakh Ten Thousands Only

Payment Details:

DD Number: 263613

Amount 510000  
(In Rs.):

Date: 04/02/2021

Bank: CITY UNION BANK LTD

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட தகவல்கள் 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 14/02/2026  
Permit Valid upto 14/02/2026



Digitally Signed by Banukumar P  
Date: 15-Feb-2021 (15:20:14)

Executive Engineer (T.P.)

S. Vaishnavi.S.D

For SRESHTA SUMANTH BUILDERS PVT. LTD.

S. Ashish  
Authorised Signatory