

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: mcmda@tn.gov.in

Website: www.cmdachennai.gov.in

Letter No. PP/NHRB/S/511/2021 Dated: 26.11.2021

To

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

Sir,

Sub: CMDA – APU – (B Channel – South Division) – Planning Permission Application for the proposed construction of Stilt Floor + 5th Floor Residential Building with 9 Dwelling units availing with Premium FSI at Old Door No.3, New Door No. 7, Karpagambal Main Road, Mylapore, Chennai – 600 004 comprised in Old S.No.2101, New S.No.1674/2, New R.S.No.1674/11, Block No.35 of Mylapore Village, Mylapore Taluk within Greater Chennai Corporation Limits - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

- Ref:**
1. The PPA received in SBC No.CMDA/PP/NHRB/S 511/2021 dated 09.09.2021.
 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 (M.A.) 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 vide this office letter even No. dated 15.11.2021.
 9. The applicant's letter dated.17.11.2021.

The Planning Permission Application for the proposed construction of Stilt Floor + 5th Floor Residential Building with 9 Dwelling units availing with Premium FSI at Old Door No.3, New Door No. 7, Karpagambal Main Road, Mylapore, Chennai – 600 004 comprised

in Old S.No.2101, New S.No.1674/2, New R.S.No.1674/11, Block No.35 of Mylapore Village, Mylapore Taluk within Greater Chennai Corporation Limits 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 8th cited.

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

Sl. No.	Description	Total Amount
1.	Development Charge	Rs.25,000/-
2.	Scrutiny Fee	Rs.2,000/-
3.	Security Deposit for Building	Rs.3,25,000/-
4.	SD for Display Board	Rs.10,000/-
5.	Premium FSI charges	Rs.1,14,12,000/-
6.	I & A Charges	Rs.5,18,000/-
7.	MIDC Charges	Rs. 3,43,000/-
8.	Flag Day Charges	Rs. 500/-

Vide Receipt
No. B0020312
Dated.16.11.2021

3. Two sets of approved Plans are Numbered as **PP/NHRB/336/2021** dated. **26 .11.2021** in **Planning Permit No. 14444** are sent herewith. The Planning Permit is valid for the period from **26 .11.2021** to **25 .11.2026**.

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 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 Govt. in G.O.Ms.No.112, H&UD Dept. dated 22.6.2017, to carry out the provisions of Real Estate (Regulation and 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.

11. The Planning Permission issued under New Rule (NCDBR, 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 Senior Planner
Area plans unit

[Handwritten signature]

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

Copy To:

1. ✓ **Mr.Arjun Parthasarathy**
No.33/24, Karpagambal Nagar,
Mylapore,
Chennai – 600 004.
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 Chief Planner**
Enforcement Cell CMDA,
Chennai – 600 008.
5. **The Chief Engineer**
CMWSSB
No.1, Pumping Station Road,
Chintadripet,
Chennai – 600 002

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பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
நகரமைப்பு பிரிவு
Town Planning Section-Works
கட்டிட அனுமதி
Building Permission

(1919 ஆம் ஆண்டில் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின (டி))
 (1919 MCMC Act Section 238)

கட்டிட அனுமதி எண் / Building Plan No		கட்டிட அனுமதி எண் / Plan Submission No	
CEBA/WDCN09/00001/2022		PP/NHRB/S/511/2021 26.11.2021	
கட்டிடம் / Zone	காட்சம் / Ward	அனுமதி தேதி / Approval Date	அனுமதி செய்த தேதி / Application Date
N09	N123	03/01/2022	29.11.2021
அனுமதி செய்யும் பெயர் மற்றும் முகவரி / Applicant name & address		ARJUN PARTHASARATHY-NO 33 24 KARPAGAMBAL NAGAR, MYLAPORE, CHENNAI 600004.	
சேவையின் விவரம் / Service Type		Building Permit for CMDA Approved Plan	
கட்டிடம் அமைக்கும் இடம் / Plot address		Door No:OLD No:3, NEW No:7,Block No.35,Survey No:R.S.No:1674/11, Karpagambal Nagar,Karpagambal Nagar,Mylapore,Mylapore, Chennai, 600004	
Building License Fees		150600	
Road cut charges - CMWSSB SEWERAGE		35900	
Road cut charges - CMWSSB, WATER		35900	
Road cut charges - TNEB		35900	
Scrutiny Fees		600	
Workers Welfare Board		212900	
மொத்த கட்டணம் / Total (In Rs.)		471800	

Amount (in words): Rupees Four Lakh Seventy One Thousands Eight Hundred Only

Payment Details:
 DD Number: 320277 Amount (In Rs.): 471800 Date: 22/12/2021 Bank: RATNAKAR BANK LTD

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு முன்பாகக் கட்ட வேண்டிய நகலிணை அனுமதி
 Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Sheet of this form.
 Sanctioned plan copy.

அனுமதி எண் முடிவு 02/01/2027
 Permit Valid upto 02/01/2027



Digitally Signed by K Sundararajan
 Date: 03-Jan-2022 (15:20:16)
 Executive Engineer - T.P.