



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

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவில் படி.)  
(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண் / Building Plan No		திட்ட அனுமதி எண் / Plan Submission No	
CEBA/WDCN15/00017/2022		PP/NHRB/S(B2)/0451/2021 - 08/12/2021	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுக்கொடுக்கப்பட்ட நாள் / Application Date
N15	N197	19/01/2022	18/12/2021
மனுக்கொடுக்கப்பட்ட பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		Mr Sneh M Jain-DOOR No: 45, 3rd Floor,T1, Chona Centre,Nungambakkam,Chennai-600034.	
சேவையின் தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Block No:-,Plot No:62,63 & 64, Survey No:164/13B2,164/13C2,164/16B,164/38,163/449, 6TH CROSS STREET, RIVERVIEW RESIDENCY MAIN STREET,RIVERVIEW RESIDENCY,KARAPAKKAM,Karapakkam, Chennai,	
Building License Fees		435600	
Road cut charges - CMWSSB SEWERAGE		18000	
Road cut charges - CMWSSB, WATER		13500	
Road cut charges - TNEB		13500	
Scrutiny Fees		600	
Tentative improvement charges		354500	
Workers Welfare Board		541800	
மொத்தக் கட்டணம் / Total (In Rs.)		1377500	

Amount (in words): Rupees Thirteen Lakhs Seventy Seven Thousands Five Hundred Only

Payment Details:

DD Number: 007229

Amount 1377500  
(In Rs.):

Date: 04/01/2022 Bank: AXIS BANK LTD.

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரையல 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 18/01/2027  
Permit Valid upto 18/01/2027



Digitally Signed by K  
Sundararajan  
Date: 19-Jan-2022 (14:48:41)

Executive Engineer (T.P.)

For URBANDO HOUSING LLP

PARTNER (S)

BY REGISTERED POST WITH ACK DUE

245



**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)/0451/2021 Dated: 08.12.2021

To

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

Sir,

Sub: CMDA – APU – (B Channel – South Division) – The Planning Permission is for the proposed construction of Stilt floor + 5 floors (18.30 m height) with 35 dwelling units of Residential building availing Premium FSI at Plot no.62, 63 & 64 River view 6<sup>th</sup> Cross Street, Karapakkam, Chennai-97 Comprised in New S.No.164 /13B2, 164/13C2, 164/16B, 164/38, 163/449 of Karapakkam Village within 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/0451/2021 dated 17.08.2021.  
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 (MA.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 through online dated 27.11.2021  
9. The applicant's letter dated 22.10.2021 & 01.12.2021

\*\*\*\*\*

The Planning Permission Application is for the proposed construction of Stilt floor + 5 floors (18.30 m height) with 35 dwelling units of Residential building availing Premium FSI at Plot no.62, 63 & 64 River view 6<sup>th</sup> Cross Street, Karapakkam, Chennai-97 Comprised in New S.No.164 /13B2, 164/13C2, 164/16B, 164/38, 163/449 of Karapakkam Village within Greater Chennai 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.

For URBANDO HOUSING LLP

PARTNER (C)

Sl. No.	Description	Total Amount	Vide Receipt No. B0020420 dated.01.12.2021
1.	Development Charge	Rs.53,000/-	
2.	Scrutiny Fee	Rs.4,000/-	
3.	RC for Land	Rs.1,35,000/-	
4.	I&A charges	Rs.13,01,000/-	
5.	Security Deposit for Building	Rs.8,73,000/-	
6.	Security Deposit for Display Board	Rs.10,000/-	
7.	SD for Septic Tank	Rs. 35,000/-	
8.	Premium FSI	Rs. 85,48,000/-	
9.	Shelter Fees	Rs. 1,12,000/-	

3. Two sets of approved Plans are Numbered as **PP/ NHRB / 350 / 2021 / A to C** dated **08.12.2021** in **Planning Permit No. 14458** are sent herewith. The **Planning Permit** is valid for the period from **08.12.2021** to **07.12.2026**.

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

For URBANDO HOUSING LLP

 2/3  
PARTNER (S)

249

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.

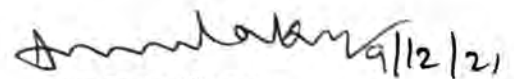
8. As approved by Tamil Nadu Government in G.O.M.s.No.112 H & UD Department dated 22.06.2017 to carry out the provisions of Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, Market, Book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment 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.

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,

 9/12/21

For Senior Planner  
(B-South, APU)

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

For URBANDO HOUSING LLP

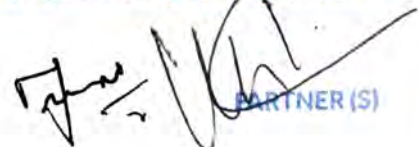
  
PARTNER (S)

Copy to:

251

1. **Thiru.Sneh M.Jain**  
Door No.45, 3<sup>rd</sup> Floor, T1 Chona Center,  
Nungambakkam, Chennai 600034
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.

For URBANDO HOUSING LLP

  
PARTNER(S)