



பெருநகர சென்னை மாநகராட்சி
GREATER CHENNAI CORPORATION

பணித்துறை
Works Department

மனை வரன்முறைப்படுத்த அனுமதி
Regularization Permit

(1971 ஆம் ஆண்டின் நகர் மற்றும் ஊரமைப்புச் சட்டம் 122 வது பிரிவின் படி)
(Section 122 of T & C.P Act 1971)

அனுமதி எண் (Permit No) 1017/2020		RL/WDCN07/00729/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
07	83	12/03/2020	02/03/2020
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant Name & address		Thiru/Tmt. Babu Thomas No.167/1, Pandian Nagar, Ambatturai, R S Keelakottai, Dindigul.	
மேம்பாட்டுத் தன்மை / Service Type		Regularisation of Individual Plot	
மனை அமைவிடம் / Plot Address		T.S.No.91/7 & 91/8, Block No.21, Korattur Village, Plot No.2 Part, 3 & 4, Vanasakthi Nagar Extension, Chennai.	
Development Charges		277000	
Regularization Charges		83000	
மொத்தக் கட்டணம் / Total (in Rs.)		360000	

Amount (in Words): Rupees: Three Lakh Sixty Thousand Only.

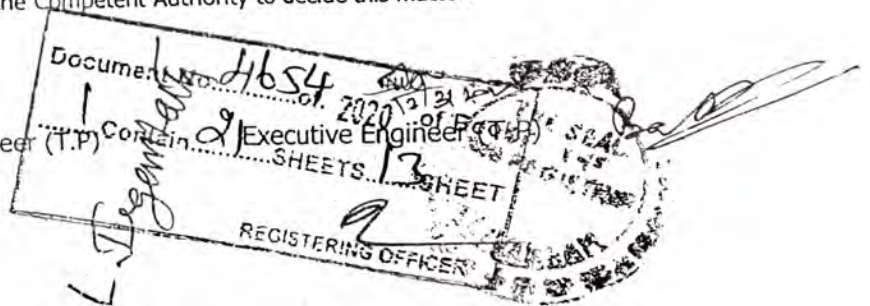
DD Details: DD Number: 506804 Amount: Rs. 360000/- Date: 11/03/2020
Bank: ICICI Bank.

The unauthorized sub-division of plot under reference is regularized under regularization of Unapproved Plots and Layouts Rules, 2017 - Under Section 113 read with section 122 of the Tamil Nadu Town and Country Planning Act, 1971 - G.O.Ms.No.78 dated 04.05.2017 and G.O.Ms.No.172 dated 13.10.2017, Housing & Urban Development [UD4 (3)] Department subject to the conditions laid down in the Rules in the Government Orders mentioned.

Issuance of Regularization Permit does not confirm any ownership or title over the property, in favour of the applicant. Before issuing regularization permit, Greater Chennai Corporation, checks only the aspect of applicant's right over the site under reference based on the copies of the documents [such as sale deed, patta, lease gift, gift deed etc.,] furnished by the applicant along with his / her application to prove the same.

Any person who acquires interest in the property shall ensure independently about the ownership and the applicants 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 Greater Chennai Corporation is not the Competent Authority to decide this matter.

2-ஆவது
12/03/2020
Assistant Executive Engineer (T.P.)



2-ஆவது
12/03/2020

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/N/0366/2020 Dated: 10.02.2021

To

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

Sir,

Sub: CMDA – APU – (B Channel – North Division) – Planning Permission Application for the proposed construction of Stilt Floor + 3rd Floor Part, Residential Building with 16 Dwelling units at Plot No.2 part, 3 & 4, Vanasakthi Nagar Extension, Korattur, Chennai – 600 080 comprised in Old S.No.504/2 & 504/3, New S.No.504/8, 9 (As per Document) Old S.No.504 (As per Patta), T.S.No.91/7 & 91/8, Block No.21, Ward – E of Korattur Village within Greater Chennai Corporation Limit - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

- Ref: 1. The PPA received in SBC No.CMDA/PP/NHRB/N/0366/2020 dated 06.07.2020.
 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 (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 vide this office letter even No. dated 31.07.2020.
 9. The applicant's letter dated 05.02.2021.

The Planning Permission Application for the proposed construction of Stilt Floor + 3rd Floor Part, Residential Building with 16 Dwelling units at Plot No.2 part, 3 & 4, Vanasakthi Nagar Extension, Korattur, Chennai – 600 080 comprised in Old S.No.504/2 & 504/3, New S.No.504/8, 9 (As per Document) Old S.No.504 (As per Patta), T.S.No.91/7 & 91/8, Block No.21, Ward – E of Korattur Village within Greater Chennai Corporation Limit 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.

No.	Description	Total Amount
1.	Development Charge	Rs.19,236/- (Rupees Nineteen Thousand Two Hundred and Thirty Six only)
2.	Scrutiny Fee	Rs.4,527/- (Rupees Four Thousand Five Hundred and Twenty Seven only)
3.	Security Deposit for Building*	Rs.3,00,000/- (Rupees Three Lakh only)
4.	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten Thousand only)
5.	I & A Charges	Rs.4,33,537/- (Rupees Four Lakh Thirty Three Thousand Five Hundred and Thirty Seven only)
6.	MIDC Charges	Rs.2,88,000/- (Rupees Two Lakh Eighty Eight Thousand only)
7.	Flag Day	Rs. 500/- (Rupees five hundred only)

Vide Receipt
No.B0018468
dated:01.02.2021

3. Two sets of approved Plans are Numbered as **PP/NHRB/31/2021**, dated.10.02.2021 in Planning Permit No.13939 are sent herewith. The Planning Permit is valid for the period from 10.02.2021 to 09.02.2026.

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”.

“தமிழ்நாடு அரசு, அரசாணை எண் G.O.Ms.No.112, H&UD Dept. நாள் 22.6.2017-ல் கட்டிட, மனை விற்பனை (முறைப்படுத்தலும் மற்றும் மேம்படுத்தலும்) விதிகள் 2017-க்கு ஒப்புதல் அளித்துள்ளது. இதன்படி மனை/கட்டிடம் விற்பவர் உத்தேசிக்கப்படவிருக்கும் மனை, கட்டிடம் (அ) அபாண்ட்மெண்ட்டிற்கு விளம்பரம் செய்யவோ விற்பனை செய்யவோ முன்பதிவு செய்யவோ, விற்கவோ (அ) விலை அறிவிப்பு செய்யவோ மனை, கட்டிடம் (அ) அபாண்ட்மெண்ட்டுகளை வாங்குபவர்களுக்கு அழைப்பு விடுக்கவோ எதுவாக இருந்தாலும், அக்கட்டிட, மனை விற்பனை திட்டத்தை தமிழ்நாடு கட்டிட, மனை விற்பனை ஒழுங்குமுறை குழுமத்தில் பதிவு செய்த பிறகே, செயல்படுத்த வேண்டும் என்ற நிபந்தனைக்கு உட்பட்டு இந்த திட்ட அனுமதி ஒப்பளிக்கப்படுகிறது.”

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,

S. Gnaneshwari
10/02/2021
For Chief Planner
Area Plans Unit

10/2/21

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

Copy to:

1. ✓ Thiru.Babu Thomas,
No. H – 1685, 14th Street,
Anna Nagar,
Chennai – 600 040.
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 Senior Planner**
Enforcement Cell CMDA,
Chennai – 600 008.
5. **The Chief Engineer**
CMWSSB
No.1, Pumping Station Road,
Chintadripet,
Chennai – 600 002.



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/WDCN07/00149/2021		PP/NHRB/N/0366/2020 - 10/02/2021	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N07	N083	10/06/2021	14/03/2021
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		Babu Thomas-No:H- 1685, 14th Street,Anna Nagar, Chennai- 600040	
சேவையின் தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Block No:21,Plot No:2Part, 3 & 4, Survey No:TS.No: 91/7 & 91/8, VANASAKTHI NAGAR,VANASAKTHI NAGAR,KORATTUR,Korattur, Chennai, 600080	
Building License Fees		143200	
Road cut charges - CMWSSB SEWERAGE		17100	
Road cut charges - CMWSSB, WATER		12800	
Road cut charges - TNEB		12800	
Scrutiny Fees		600	
Workers Welfare Board		196600	
மொத்தக் கட்டணம்/ Total (In Rs.)		383100	

Amount (in words): Rupees Three Lakh Eighty Three Thousands One Hundred Only

Payment Details:

DD Number: 507759

Amount 383100
(In Rs.):

Date: 02/06/2021

Bank: ICICI BANK

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

09/06/2026

Permit Valid upto

09/06/2026



Digitally Signed by Banukumar P
Date: 10-Jun-2021 (14:52:08)

Executive Engineer (T.P.)