



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(B2)/0443/2020 Dated:13.10.2020

To

The Commissioner,

St. Thoams Mount Panchayat Union @ Chitlapakkam,

Chennai.

Sub: CMDA – APU – (B Channel – South Division) – Planning Permission for the proposed construction of Stilt floor + 3 Floors Residential building with 12 dwelling units at Plot No.1/A, Ranganathapuram, Medavakkam, Chennai Comprised in S.No.368/1A2 of Medavakkam village within St.Thomas Mount Panchayat Union - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

- Ref: 1. The PPA received in SBC No.CMDA/PP/NHRB/S/0443/2020 dated 15.08.2020.
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 in this office letter even No. dated 05.10.2020
9. The applicant's letter dated 09.10.2020
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Planning Permission Application for the proposed construction of Stilt floor + 3 Floors Residential building with 12 dwelling units at Plot No.1/A, Ranganathapuram, Medavakkam, Chennai Comprised in S.No.368/1A2 of Medavakkam village within St.Thomas Mount Panchayat Union 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.

P. K. Srinivasan

For SHREE VEENAYAN ENGINEERING & ARCHITECTURE
S. S. S.
13/10/2020

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

Sl. No.	Description	Total Amount	Vide Receipt No. B0017537 dated 09.10.2020
1.	Development Charge	Rs.16,000/-	
2.	Scrutiny Fee	Rs.2,000/-	
3.	I&A charges	Rs.3,01,000/-	
4.	Security Deposit for Building	Rs.2,30,000/-	
5.	Security Deposit for Display Board	Rs.10,000/-	
6.	Security Deposit for Septic Tank	Rs. 12,000/-	

3. Two sets of approved Plans are Numbered as **B/ NHRB / 332 /2020** dated 13.10.2020 in **Planning Permit No. 13701** are sent herewith. The **Planning Permit** is valid for the period from 13.10.2020 to 12.10.2025.

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

For SHREE VEEJAY PROPERTY DEVELOPERS PVT LTD

P. X. Kamintha

S. S. S.

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.

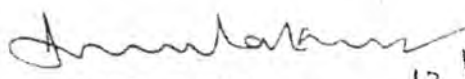
8. As approved by Tamil Nadu Government in G.O.M.s.No.112 H & UD Department dated 22.06.2017 to carry out the provisions of Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, Market, Book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment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

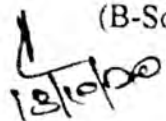
Yours faithfully,


for Senior Planner
(B-South, APU) 13/10/20.



FOR SHREE VEEDHAI PROPERTY DEVELOPERS PVT LTD.


AUTHORIZED SIGNATORY


12/10/20

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

Copy to:

1. M/s. Thamizh Constructions (P) Limited
Rep By Thiru P.Prabhakar
T4 Rana Block, Thathachariyar Garden,
Mambala salai,
Srirangam,
Trichy- 620005.

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.

P. H. Annithy

For SHREE VEESHA ENGINEERING CONSULTANTS

S. S. S.

AUTHORIZED SIGNATORY

பெறுநர்
 புனிததோமையார்மலை ஊராட்சி ஒன்றியம்
 (இ) சிட்லப்பாக்கம்

பெறுநர்
 தனி அலுவலர் செல்வாஜ்
 வட்டார வளர்ச்சி அலுவலர் (கி.உ)

ப.மு.எண். 5201/2020 (அ) நாள் 15/11/2020

அறிய

பெறுநர் திட்ட அனுமதி புனிததோமையார்மலை ஊராட்சி ஒன்றியம்
செல்வாஜ் ஊராட்சி சர்வே எண். 368/1A2
 மனை எண். 1/A திட்ட அனுமதி அளிக்கப்பட்டது - கட்டிட
 அனுமதி மற்றும் மனை உட்பிரிவு அளக்கும் பொருட்டு அனுப்புதல் - சார்ந்து

- மர்வை
1. வீட்டு வசதி மற்றும் நகர்ப்புற வளர்ச்சித் துறை செயலர் கடித எண்.15029/நக.198, நாள்.23.06.1999.
 2. காஞ்சிபுரம் மாவட்ட ஆட்சித் தலைவர் அவர்களின் கடித ந.க.எண்.28784/99,நிசி2 நாள்.05.07.1999.
 3. சென்னை பெருநகர வளர்ச்சி குழுமம் அவர்களின் கடிதம் ந.க.எண்.ஆர்.பு.1/23815/97, நாள்.08/99.
 4. உறுப்பினர் செயலர், சென்னை பெருநகர வளர்ச்சி குழுமம் அவர்களின் கடிதம் ந.க.எண். PP/NHRB/5(B2)/0448/2020 நாள் 12.10.2020.
 5. மனுதாரர் திரு. திருமதி M/s. Tamizh Constructions pvt Ltd.
P. திரயாகர்

மர்வை 4ல் காணும் மனுதாரருக்கு செல்வாஜ் ஊராட்சியின்
 சட்டம் எண். 368/1A2 மனை எண். 1/A
 கட்டிடம் கட்ட திட்ட அனுமதி / மனை உட்பிரிவு அனுமதி அளிக்கப்பட்டுள்ளது.

திட்ட அனுமதி அளிக்கப்பட்ட வரைபடம் மற்றும் பெர்மிட் இத்தூடன் இணைத்து
 அனுப்பப்படுகிறது. மேற்படி மனுதாரரிடம் கட்டிட அனுமதி / மனை உட்பிரிவு அனுமதிக்கான
 கட்டணங்களை வசூலித்து கட்டிட அனுமதி அளக்குமாறு கேட்டுக் கொள்ளப்படுகிறது.

இணைப்பு - திட்ட அனுமதி / மனை உட்பிரிவு அனுமதி அளிக்கப்பட்ட
 வரைபடங்கள், திட்ட அனுமதி மற்றும் பெர்மிட்

DD Amount: 190500/- DD No. 366900
 DD Dt. 02.11.2020 (S.B.S.)

செல்வாஜ்
 ஆணையாளர்
 புனிததோமையார்மலை ஊராட்சி ஒன்றியம்
 (இ) சிட்லப்பாக்கம்

நகல் - திரு / திருமதி M/s. Tamizh Constructions pvt. Ltd.
P. திரயாகர்,
T4, Rana Block,
தந்திரவாசு கார்ட்டர்,
சென்னை 600028,
தொலைபேசி - 620 005

For SHREE VEERJAY PROPERTY DEVELOPERS PVT LTD.
செல்வாஜ்
 AUTHORIZED SIGNATORY

மர்வை 4ல் கட்டிட மனை உட்பிரிவு அனுமதி பெற தனி அலுவலர் / வட்டார வளர்ச்சி அலுவலர் (கி.உ)
செல்வாஜ் ஊராட்சி அவர்களை அனுமதிமாறு கேட்டுக் கொள்ளப்படுகிறது

P. K. Lamin