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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)/115/2021 Dated: 23.06.2021

To

**The Commissioner,**  
Pallavaram Municipality,  
Chennai.

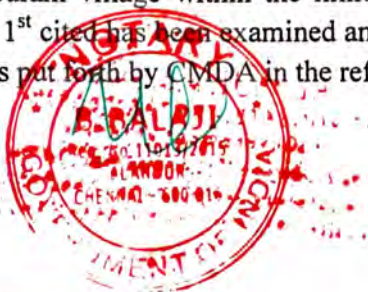
Sir,

Sub: CMDA – APU – (B Channel – South Division) – Planning Permission for the proposed construction of Stilt floor + 2 floors + 3rd floor (part) (12.0m height) Residential building with 12 dwelling units at Plot No.69, Ramaswamy Street, Chrompet, Chennai–600064 Comprised in old S.No.46/1A1A1A1A1A1A, T.S.No.12 (as per patta), Block No.44, Ward-F of Hasthinapuram village within the limit of Pallavaram Municipality - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

- Ref: 1. The PPA received in SBC No.CMDA/PP/NHRB/S/115/2021 dated 24.02.2021.
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 in this office letter even No. dated 24.03.2021
9. The applicant's letter dated 06.05.2021

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Planning Permission Application for the proposed construction of Stilt floor + 2 floors + 3rd floor (part) (12.0m height) Residential building with 12 dwelling units at Plot No.69, Ramaswamy Street, Chrompet, Chennai–600064 Comprised in old S.No.46/1A1A1A1A1A1A, T.S.No.12 (as per patta), Block No.44, Ward-F of Hasthinapuram village within the limit of Pallavaram Municipality 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



**B. BALAJI M.Sc., M.L.S.,**  
ADVOCATE - NOTARY PUBLIC  
(Government of India)  
Plot No.2, Block No.15/1, Gandhi Irwin Road, Chennai - 600 008  
Phone: 96001 03679 / 94461 1022

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

Sl. No.	Description	Total Amount
1.	Development Charge	Rs.18,000/-
2.	Regularisation Charge	Rs.37,000/-
3.	Scrutiny Fee	Rs.3,000/-
4.	I&A charges	Rs.3,39,000/-
5.	Security Deposit for Building	Rs.2,64,000/-
6.	Security Deposit for Display Board	Rs.10,000/-
7.	MIDC	Rs.2,52,000/-

Vide Receipt No. CMDA/PP/Ch/4590/2021 dated 12.04.2021

3. Two sets of approved Plans are Numbered as **PP / NHRB / 164 /2021 dated 23.06.2021** in **Planning Permit No. 14172** are sent herewith. The **Planning Permit** is valid for the period from **23.06.2021 to 22.06.2026**.

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 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.

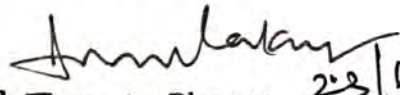
9. This Planning Permission is not final. The applicant has to approach The Commissioner, Pallavaram Municipality for issue of Building Permit under the Local Body Act.

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



11. The Planning Permission issued under New Rule TNCDDBR, 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,

  
Senior Planner  
(B-South, APU) 23/6/24

  
23/6/24

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

Copy to:

1. ✓ **M/s. MSN Constructions**  
**Represented by its Proprietor G.Naveen Kumar**  
Plot No.269/B, Sadasivam Nagar 6th Main Road,  
Madipakkam, Chennai – 600 091.
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.



பல்லவபுரம் நகராட்சி  
கட்டிட அனுமதி உத்தரவு

நாள்

06/10/2021

க.வி.எண்:007/CP/21-22/0011015  
பி.ஏ எண்:007/BPA/2021/00784

உ.ஆணை:007/BL/2021/034/00273

பொருள்: கட்டிட அனுமதி பல்லவபுரம் நகராட்சி, கிராமம்: நகரளவு எண்: 46/1A1A1A1A1A, தொகுதி: F, பகுதி : 44, கதவுமனை எண்:69 கட்டிட அனுமதி வழங்கி உத்தரவிடுதல்  
பார்வை : எம்.எஸ்.என். கட்டுமான நிறுவனம் ( உரிமையாளர்.ஜி.நவீ என்பவரது 17/08/2021 ம் தேதிய விண்ணப்பம்  
மனையின் பரப்பளவு-4695.000 சதுர அடி

S.No	Build Floor Name	UsageName	Build up Sqft
1	Stilt Floor	RESIDENTIAL	3272.260
2	First Floor	RESIDENTIAL	3272.260
3	Second Floor	RESIDENTIAL	3272.260
4	Third Floor	RESIDENTIAL	3121.560
<b>Total Sqft</b>			<b>12938.340</b>

செலுத்தப்பட்ட கட்டணங்களின் விவரம் பின்வருமாறு

S.No	கட்டணம்	தொகை ரூ.
1	ஆய்வுக் கட்டணம்	2000.00
2	சுற்றுக்கவர் கட்டணம்	10000.00
3	மனை அங்கீகரிக்க	12000.00
4	சேவை வரி	18500.00
5	மழை நீர் சேகரிப்பு முன் வைப்புத் தொகை	24000.00
6	ஆழ்துளை கிணறு அமைக்க	36000.00
7	குடிநீர் இணைப்பு முன் வைப்புத் தொகை	90000.00
8	கட்டிட உரிமையாணைக் கட்டணம்	105000.00
9	பொருள் சேகரிப்புக் கட்டணம்	110000.00
10	பாதாள சாக்கடை முன்வைப்புத் தொகை	120000.00
11	தொழிலாளர் நல நிதிக் கட்டணம் வரைவோலை	200000.00
<b>Total Amount</b>		<b>727500.00</b>

Receipt No	Receipt Date	Amount	Payment Mode
007/01/1/21-22/0002808	23/09/2021	527500.00	DD
Fees Description 2		DD/Challan No	DD/Challan Date
Labour welfare fund		503292	23/Sep/2021
			Amount
			200000.00

உத்தரவு :

1920-ம் ஆண்டின் தமிழ்நாடு மாவட்ட நகராட்சிகளின் சட்டம் 200, 201-வது பிரிவின் கீழ் கட்டிடம் கட்ட உத்தேசிக்கப்பட்டுள்ள கிராமம்:கதவுமனை எண்:69, தீக்ஷிதர் நகர் (ராமசாமி தெரு), தீக்ஷிதர் தெரு, குரோம்பேட்டை, தொகுதி: F, பகுதி: 44, நகரளவு எண்: 46/1A1A1A1A1A, உள்ள இடத்தை அங்கீகரித்து வரைபடத்தில் குறிப்பிட்டுள்ளவாறு மாறுதல் கட்டிடம்/ கூடுதல் கட்டிடம்/ புதுப்பித்து கட்டிக்கொள்ள கீழ்க்கண்ட நிபந்தனைகளுடன் அனுமதி வழங்கப்படுகிறது. அங்கீகரிக்கப்பட்ட வரைபடங்களின் ஒரு தொகுப்பு இத்துடன் இணைக்கப்பட்டுள்ளது.

கட்டிடம் கட்ட குறித்த இடத்தில் கட்டிடத்தை வரைபடத்தில் வரைந்துள்ளபடி திருத்தப்பட்டபடி கீழ்க்கண்ட கட்டுப்பாடுகளுக்கு 06/10/2021 தேதியில் இருந்து 05/10/2028 தேதிக்குள் கட்டிக்கொள்ள உரிமை ஆணை வழங்கப்படுகிறது.

பெறுபவர்,

எம்.எஸ்.என். கட்டுமான நிறுவனம்  
உரிமையாளர் ஜி.நவீ  
69, தீக்ஷிதர் நகர் (ராமசாமி தெரு), தீக்ஷிதர்  
தெரு, குரோம்பேட்டை



ஆணையாளர்  
பல்லவபுரம் நகராட்சி