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**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,  
Chennai - 600 008

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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)/0610/2021**

**Dated:07.04.2022**

To

The Executive Officer,  
Madambakkam Town Panchayat  
Madambakkam  
Sir,

Sub: CMDA – APU – (B Channel – South Division) – Planning Permission for the proposed construction of Stilt Floor + 4 floors + 5<sup>th</sup> floor (part) with 18.30m Height Residential building with 72 dwelling units (affordable Housing) at Kovilanchery Road, Madambakkam, Chennai – 600126. Comprised in Old S.No.316/1A, 316/1B, 316/2A, as per Patta New S.No. 316/1A2, 316/1B2, 316/2A1 & 316/2A2 of Madambakkam Village within the limit of Madambakkam Town Panchayat - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

- Ref: 1. The PPA received in SBC No.CMDA/PP/NHRB/S/0610/2021, dated.18.10.2021.
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. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
  7. This office DC advice sent to the applicant through online dated 28.02.2022.
  8. Street Alignment Portion handed over to CMDA vide gift deed No. 3877/2022 dated 15.03.2022
  9. The applicant's letter dated 03.03.2022 &23.03.2022

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The Planning Permission Application is for the proposed construction of Stilt Floor + 4 floors + 5<sup>th</sup> floor (part with 18.30m Height Residential building with 72 dwelling units (affordable Housing) at Kovilanchery Road, Madambakkam, Chennai – 600126. Comprised in Old S.No.316/1A, 316/1B, 316/2A, as per Patta New S.No. 316/1A2, 316/1B2, 316/2A1 & 316/2A2 of Madambakkam Village within the limit of Madambakkam Town Panchayat received in the reference 1<sup>st</sup> cited has been

For DAC DEVELOPERS PRIVATE LIMITED

  
Director

examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 7<sup>th</sup> cited.

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. 96,000/-	
2.	Scrutiny Fee	Rs. 5,000/-	Through online Banking in
3.	Regularization Charges	Rs. 72,000/-	Transaction No.14795480627 (Receipt
4.	OSR Charges	Rs.4,60,000/-	No.CMDA/PP/Ch/6880/2022 dated
5.	I&A charges	Rs. 24,00,000/-	03.03.2022)
5.	Security Deposit for Building	Rs. 15,94,000/-	
6.	Security Deposit for Display Board	Rs. 10,000/-	
7.	Security Deposit for Septic Tank	Rs. 72,000/-	
8.	Shelter Charges	Rs. 3,28,000/-	

3. Two sets of approved plans are numbered as **PP/ NHRB / 94 /2022/A to C** dated **07.04.2022** in **Planning Permit No.14771** are sent herewith. The **Planning Permit** is valid for the period **from 07.04.2022 to 06.04.2030**.

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.

For DAC DEVELOPERS PRIVATE LIMITED

  
Director

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. The applicant is requested to intimate the Enforcement Cell, CMDA at all the stages of construction of building Viz, namely (i) Commencement of construction, (ii) Plinth level and (iii) Last storey and apply for Completion Certificate along with the order of continuance accorded for different stages by CMDA'

10. This Planning Permission is not final. The applicant has to approach the Executive Officer, Madamabakkam Town Panchayat for issue of Building Permit under the Local Body Act.

For DAC DEVELOPERS PRIVATE LIMITED

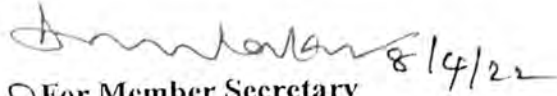


Director

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

12. 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 Member Secretary  
084-222

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

Copy to:

1. **M/s.DAC Promoters**  
Represented by its CEO and GPA S.Durga GPA for Thiru. Ramesh Arunachalam,  
Tmt. N.Rajam and Tmt. Mythili Ramesh  
Plot No.A, Thiruvalluvar Salai,  
R.V.Garden, Tambaram West,  
Chennai.
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. **RERA**  
Door No.1A, 1<sup>st</sup> floor  
Gandhi Irwin Bridge Road  
Egmore, Chennai-600008

For DAC DEVELOPERS PRIVATE LIMITED

  
Director

தாம்பரம் மாநகராட்சி  
மாடம்பாக்கம்

417

நாள் : 30.05.2022

பொருள்

கட்டிட அனுமதி - தாம்பரம் மாநகராட்சி மாடம்பாக்கம் கிராமம் பழைய நில அளவை எண்.316/1A, 316/1B, 316/2A, பட்டா புதிய நில அளவை எண்.316/1A2, 316/1B2, 316/2A1, 316/2A2, கோவிலாஞ்சேரி மெயின் ரோடு - கட்டிட அனுமதி வழங்கி உத்தரவிடுதல்.

பார்வை

- 1) M/s.DAC Promoters Rep. by Mrs.S.Durga (GPA for Mr.Ramesh Arunachalam, (2) Mrs.N.Rajam, (3) Mrs.Mythili Ramesh), என்பவரது 12.04.2022ம் தேதிய விண்ணப்பம்.
- 2) சென்னை பெருநகர வளர்ச்சிக்குழுமம், கடித எண்.PP/NHRB/S(B2) 0610/2021 நாள்.07.04.2022 மனையின் பரப்பளவு - 2286.00 சதுர மீட்டர்

	Build Floor Name	Usage Name	Buildup Area in Sqm.
1	Stilt Floor	RESIDENTIAL	1302.49
2	First Floor	RESIDENTIAL	1302.49
3	Second Floor	RESIDENTIAL	1302.49
4	Third Floor	RESIDENTIAL	1302.49
5	Fourth Floor	RESIDENTIAL	1302.49
6	Fifth Floor	RESIDENTIAL	1155.22
	<b>Total Sq.m</b>		<b>7667.67</b>

கட்டிடக்கட்டிட கட்டணங்களின் விவரம் பின்வருமாறு

வ.எண்	கட்டணம்	தொகை ரூ.
1	பழைய நில அளவை எண்.316/1A, 316/1B, 316/2A	65,150
2	உண்மை நகல்	0
3	பட்டா புதிய நில அளவை எண்.316/1A2, 316/1B2, 316/2A1, 316/2A2	0
4	விளம்பர பலகை	0
5	அபிவிருத்தி கட்டணம்	0
6	சுற்றுலா இணைப்பு வைப்பு	0
7	புத்தாள சாதகம் வைப்பு	0
8	தொழிலாளர் நல நிதிக்கட்டணம்	16,38,000
9	கட்டிட உரிமையாணைக் கட்டணம்	18,89,375
10	வைப்பு தொகை (Security Deposit)	0
	<b>Total</b>	<b>35,92,525</b>

Receipt No.	Receipt Date	Amount Rs.	Payment mode
101	30.05.2022	19,54,525/-	503679/24.05.2022 ICICI Bank, Nungambakkam
T.N.C.W.W. BOARD	RTGs.Date	Amount	UTR NO.
	25.05.2022	16,38,000/-	000123843130
			Union Bank of India, Anna Nagar Branch

உத்தரவு :

2008-ம் ஆண்டின் தாம்பரம் மாநகராட்சி சட்டம் 275, 276-வது பிரிவின் கீழ் கட்டிடம் கட்ட உத்தேசிக்கப்பட்டுள்ள கிராமம், பழைய நில அளவை எண்.316/1A, 316/1B, 316/2A, பட்டா புதிய நில அளவை எண்.316/1A2, 316/1B2, 316/2A1, 316/2A2, கோவிலாஞ்சேரி மெயின் ரோடு -ல் உள்ள இடத்தை அங்கீகரித்து வரைபடத்தில் குறிப்பிட்டுள்ளவாறு மாறுதல் கட்டிடம் / கூடுதல் கட்டிடம் / புதுயிற்று கட்டிக்கொள்ள கீழ்க்கண்ட நிபந்தனைகளுடன் அனுமதி வழங்கப்படுகிறது. அங்கீகரிக்கப்பட்ட வரைபடங்களின் ஒரு தொகுப்பு இத்துடன் இணைக்கப்பட்டுள்ளது.

கட்டிடம் கட்ட குறித்த திட்டத்தில் கட்டிட உரிமை வரைபடத்தில் வரைந்துள்ளபடி / திருத்தப்பட்டபடி கீழ்க்கண்ட விவரங்களுக்கு 30/05/2022 தேதியில் இருந்து 29/05/2027 தேதியிலுள்ள வட்டிக்கொள்ள உரிமை ஆணை வழங்கப்படுகிறது.

பெறுபவர் :-

M/s.DAC Promoters Rep. by Mrs.S.Durga (GPA for

(1) Mr.Ramesh Arunachalam, (2) Mrs.N.Rajam,

(3) Mrs.Mythili Ramesh) எண்.19, கே. பிளாக், 1வது மெயின் ரோடு,

1வது அவென்யூ, அண்ணாநகர் கிழக்கு, சென்னை-600 102

ஆணையாளர்  
தாம்பரம் மாநகராட்சி  
மாடம்பாக்கம்

நகல் : இளம் / உதவி பொறியாளர், கட்டிடம் கட்டிட முடிக்கப்பட்ட தேதியை தெரிவிக்க

நகல் : வருவாய் உதவியாளர், கட்டிடம் கட்டி முடிக்கப்பட்ட பின்னர் கட்டிடத்திற்கு வரிவிதித்து

வரிவிதிப்பு எண்ணை தெரிவிக்க

நகல் : பொறியாளர் (புதுப்பனை)

For DAC DEVELOPERS PRIVATE LIMITED

  
Director