

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/S(B1)/0325/2020** Dated: **06.07.2020**

To

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

Sir,

Sub: CMDA – APU – (B Channel – South Division) – Planning Permission for the proposed construction of Stilt floor + 4 floors (14.95 m Height) Residential building with 8 dwelling units at Plot No.441, 4th Trust Cross Street, Mandavelipakkam, Chennai 600028 in R.S.No.4311/116 & 4435part, Block No.97 & R.S.No.4436/124, Block No.98 of Mylapore Village within the limit of 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/S/0325/2020 dated 10.06.2020.
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 19.06.2020
9. The applicant's letter dated 02.07.2020

Planning Permission Application is for the proposed construction of Stilt floor + 4 floors (14.95 m Height) Residential building with 8 dwelling units at Plot No.441, 4th Trust Cross Street, Mandavelipakkam, Chennai 600028 in R.S.No.4311/116 & 4435part, Block No.97 & R.S.No.4436/124, Block No.98 of Mylapore Village within the limit of 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.

Sl. No.	Description	Total Amount	Vide Receipt No. B0016609 dated 30.06.2020
1.	Development Charge	Rs.19,000/-	
2.	Scrutiny Fee	Rs.3,000/-	
3.	I&A charges	Rs.3,82,000/-	
4.	MIDC	Rs. 2,64,000/-	

3. Two sets of approved Plans are Numbered as B/ NHRB / 181 A&B /2020 dated 06.07.2020 in Planning Permit No. 13550 are sent herewith. The Planning Permit is valid for the period from 06.07.2020 to 05.07.2025.

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

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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.

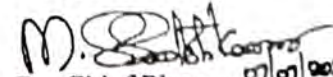
Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate / competent Court to decide 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. 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.

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

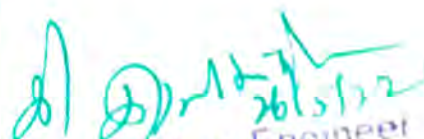
10. The Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos.6912 & 6913 of 2019

Yours faithfully,


For Chief Planner 07/07/2020.
(APU)

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

True copy
2/2/20


Executive Engineer
Freshore Front Division
Tamil Nadu Housing Board

Copy to:

1. **Tamil Nadu Housing Board,**
Represented by Executive Engineer,
Foreshore Estate Division.
Chennai 600035
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.1, Pumping Station Road,
Chindaripet,
Chennai - 600 002.

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)

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கட்டிட அனுமதி எண். Building Plan No

திட்ட அனுமதி எண்/Plan Submission No

CEBA/WDC/N09/00242/2020

PP/NHRB/S(B1)/0325/2020 - 06/07/2020

மண்டலம் Zone

கோட்டம் Ward

அனுமதி நாள் Approval Date

மனுபெறப்பட்ட நாள்/ Application Date

N09

N126

06/08/2020

06/08/2020

புகார் செய்த மன்றம் குடியிருப்பு முகவரி Applicant name & address

THE EXECUTIVE ENGINEER-FORESHORE ESTATE DIVISION, TAMIL NADU HOUSING BOARD, CHENNAI - 600 035.

சேவையின் விவரம் Service Type

Building Permit for CMDA Approved Plan

மனை அமைவிடம் Plot address

Block No:97 & 98, Survey No:S.No.4311/116. 4435 PART & 4436/124, 4th Trust Cross Street, Mandavelipakkam, Mandavelipakkam, Mylapore, Chennai, 600028

Building License Fees

124100

Road cut charges - CMWSSB SEWERAGE

19500

Road cut charges - CMWSSB WATER

14700

Road cut charges - TNEB

14700

Security Fees

600

Workers Welfare Board

177400

மொத்தக் கட்டணம்/ Total (In Rs.)

351000

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

Payment Details:

DD Number: 106233

Amount 351000 (In Rs.):

Date: 28/07/2020

Bank: AXIS BANK LTD.

பின் குறிப்பில் நிபந்தனைகளுடன் அனுமதிக்கு ஒப்புமிக் கப்பல் வரைவு நகலின்மீது அனுமதி

Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

இந்த அனுமதி 05/02/2021

முடிவு நாள் 05/08/2025

ஆம் தேதிக்குள் செவை தொடர்ச்சியாகவும் அல்லாதவாறு காலாவதியாகிவிடும் தொடர்ச்சியாகவும் இருந்தால் கூட அனுமதி

This Sanction will expire if the construction is not started with in 05/02/2021

If Construction started Building Permit is valid up to 05/08/2025



Digitally Signed by A S Murugan Date: 06-Aug-2020 (11:49:45)

Executive Engineer (T.P.)

True copy

Executive Engineer Foreshore Estate Division Tamil Nadu Housing Board