



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in.

File No. : **CMDA/PP/NHRB/N/0560/2021**

Date : **03/17/2022 12:00:00**

To
The Principle Chief Engineer
Greater Chennai Corporation
Rippon Building
Chennai – 600 003.
Sir,

Sub: CMDA – APU – (B Channel – North Division) – Planning Permission for the Proposed construction of Stilt Floor + 2Floors+ 3Floor (part) Residential Building with 11 D.U. at Plot No.69 & 72, Mohammed Hussain Colony Road & 5th Cross Street., Kolathur, Chennai-99 Comprised in Old S.No.2,S.No.2/1A part, (as per Doc.) Old S.No.2/1Part, T.S.No.279 & 283, Block No.1, (as per Patta) Kolathur Village, Ayanavaram Taluk, Chennai District within the Greater Chennai Corporation– Approved and forwarded to Local Body for issue of Building Permit – Regarding

- Ref: 1. Planning Permission Application received in SBC No. CMDA/ PP/NHRB/N/560/2021, dated 24.09.2021.
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 & Water Supply (MA-I) Dept, dated 04.02.2019.
6. CMDA office order No. 7/2019 dated 12.03.2019.
7. WP (MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 /2019 dated 12.04.2019.
8. DC and other charges sent to the applicant in this office online letter even No. dated 25.02.2022.
9. The applicant's letter dated 28.02.2022.

The Planning Permission Application for the Proposed construction of Stilt Floor + 2Floors+ 3Floor (part) Residential Building with 11 D.U. at Plot No.69 & 72, Mohammed Hussain Colony Road & 5th Cross Street., Kolathur, Chennai-99 Comprised in Old S.No.2,S.No.2/1A part, (as per Doc.) Old S.No.2/1Part, T.S.No.279 & 283, Block No.1, (as per Patta) Kolathur Village, Ayanavaram Taluk, Chennai District within the limit of Greater Chennai Corporation 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 cited.

Sl. No.	Charges	Total Amount	Amount remitted in Receipt No. and Dated
I	Scrutiny Fees	Rs.562.00	CMDA/PP/Ch/6772/2022 & dt. : 14 February, 2022
II	Scrutiny Fees	Rs.1,434.00	CMDA/PP/Ch/6562/2022 & dt. : 20 January, 2022
III	Scrutiny Fees	Rs.2,810.00	CMDA/PP/Ch/5730/2021 & dt. : 21 September, 2021
IV	Balance Scrutiny Fees	Rs.1,000.00	CMDA/PP/RC/0012/2022 & dt. : 28 February, 2022

V	Development charges for land per Sq. m. And Development charges for building per Sq. m.	Rs.17,000.00	CMDA/PP/RC/0012/2022 & dt. : 28 February, 2022
VI	Regularisation charge for land	Rs.51,000.00	CMDA/PP/RC/0012/2022 & dt. : 28 February, 2022
VII	Security Deposit for Building	Rs.2,71,000.00	CMDA/PP/RC/0012/2022 & dt. : 28 February, 2022
VIII	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/RC/0012/2022 & dt. : 28 February, 2022
IX	I & A Charge	Rs.3,75,000.00	CMDA/PP/RC/0012/2022 & dt. : 28 February, 2022
X	IDC - CMWSSB (For sewerage area only)	Rs.2,86,000.00	CMDA/PP/RC/0012/2022 & dt. : 28 February, 2022
XI	Flag Day Charge	Rs.500.00	CMDA/PP/RC/0012/2022 & dt. : 28 February, 2022

3. Two sets of approved Plans are Numbered as PP/NHRB/0064/2022/1 dated 17 March, 2022 in Planning Permit No. 14741 are sent herewith. The Planning Permit is valid for the period from 17 March, 2022 to 16 March, 2027.
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 Engineer / 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 concerned Local Body 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.
12. 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

Yours faithfully,

Name:

Designation:

Date: 17 March, 2022

For

Deputy Planner (North)

Area Plan Unit

Encl :

1. Two copies of approved plan
2. Two copies of Planning Permit

Copy To:

K.S.Karunagaran

Door No. : Plot no.37

Plot No. : 13th cross street senthil nagar

Address Line1 :Kolathur

Address Line2 :

Locality :

City/Town : Chennai

State : -

Pincode : 600099

The Member Appropriate Authority,
108, Uthamar Gandhi Salai,
Nungambakkam, Chennai- 600034

The Chief Engineer,
CMWSSB, No. 1,
Pumping Station Road,
Chintadripet, Chennai - 600002

The Commissioner of Income Tax,
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai - 600034

The Deputy Planner,
Enforcement cell,
CMDA, Chennai - 600008

The Chairperson,
TNRERA,
D.no.1,First floor,
Gandhi Irwin road,
Egmore, ch-08



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		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN06/00109/2022		CMDA/PP/NHRB/N/0560/2021 - 17/03/2022	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N06	N065	19/04/2022	21/03/2022
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		K S KARUNAGARAN-PLOT No: 37 13th CROSS STREET, SENTHIL NAGAR, KOLATHUR, CHENNAI-600099.	
சேவாபாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Block No:1,Plot No:69 AND 72, Survey No:T.S.No 279,283, Hussain Colony V Street,Hussain Colony,Kolathur,Kolathur, Chennai, 600099	
Building License Fees		121400	
Road cut charges - CMWSSB SEWERAGE		17300	
Road cut charges - CMWSSB, WATER		13000	
Road cut charges - TNEB		13000	
Scrutiny Fees		600	
Workers Welfare Board		174200	
மொத்தக் கட்டணம்/ Total (In Rs.)		339500	

Amount (in words): Rupees Three Lakh Thirty Nine Thousands Five Hundred Only

Payment Details:

DD Number: 936424

Amount 339500
(In Rs.):

Date: 05/04/2022

Bank: BANK OF BARODA

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
Permit Valid upto

18/04/2027

18/04/2027



Digitally Signed by K
Sundararajan
Date: 19-Apr-2022 (13:06:44)

Executive Engineer (T.P.)