

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/N/534/2021, Dated: 15.07.2022

To

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

Sir,

Sub: CMDA – APU – ‘B’ Channel (North) – The Planning Permission for the proposed construction of Group development of 3 Blocks, Block A – Ground floor + 4 Floors with 40 dwelling units, Block B – Ground floor + 4 Floors with 80 dwelling units, and Block C – Ground floor + 4 Floors with 80 dwelling units Totally 200 dwelling units Residential Affordable housing at Manali New Town, Sadayankuppam Village, Chennai. Comprised in S.No.260 Part of Sadayankuppam Village, Ambattur Taluk, Thiruvallur District, Within the limit of Greater Chennai corporation - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

- Ref:**
1. The PPA received in SBC No. CMDA/PP/NHRB/N/534/2021, dated.17.09.2021.
 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 and Water Supply (MA.I) Dept. dated 4.2.2019.
 6. G.O.Ms.No.19, H&UD [UD4(1)] Department dated 02.03.2022
 7. CMDA office order No.7/2019 dated 12.3.2019.
 8. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
 9. Proceeding of the Member Secretary, CMDA Vide No.NT1/2506/2013 Dt.10.03.2016.
 10. This office DC advice sent to the applicant in this office letter even No. dated 23.04.2022.
 11. Letter No.TDR/8274/2022 dated 30.06.2022 from TDR Division along with copy of Gift deed document No: 5174/2022 (Link Road) dated 30.06.2022.

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12. The applicant's letter dated. 01.04.2022, 02.06.2022 & 12.07.2022.

1. The Planning Permission for the proposed construction of Group development of 3 Blocks, Block A –Ground floor + 4 Floors with 40 dwelling units, Block B – Ground floor + 4 Floors with 80 dwelling units, and Block C – Ground floor + 4 Floors with 80 dwelling units Totally 200 dwelling units Residential Affordable housing at Manali New Town, Sadayankuppam Village, Chennai. Comprised in S.No.260 Part of Sadayankuppam Village, Ambattur Taluk, Thiruvallur 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 10th cited.

2. The applicant has remitted the following charges in the reference 12th cited

Sl. No.	Description	Total Amount	Vide Receipt No. CMDA/PP/Ch/7380/2022 Dated :24.05.2022.
1.	Development Charge	Rs.97,000 /-	
2.	CMWSSB Charges	Rs.17,33,000/-	
3.	Flag day charges	Rs.500/-	

3. Two sets of approved Plans are Numbered as PP/NHRB/ 219 /2022 dated.15 .07.2022 in Planning Permit No.14896 are sent herewith. The Planning Permit is valid for the period from 15.07.2022 to 14.07.2030.

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.

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,

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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 Govt. In G.O.Ms.No.112, H&UD Dept. dated 22.6.2017, to carry out the provisions of Real Estate (Regulation and 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".

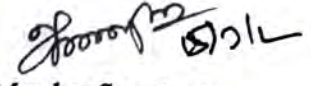
9. The applicant is requested to intimate the Enforcement cell, CMDA at all the stages of construction of building viz, namely (i) Commencement of Construction, (ii) Plinth level and (iii) Last storey and apply for Completion Certificate along with the order of continuance accorded for difference stages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

10. 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.

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
AM
15/7/2022

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

Copy to:

1. **Thiru.V.Shanmugasundaram,M.E,**
Chief Engineer,
Tamil Nadu Urban Habitat Development Board,
No.5 Kamarajar Salai, Chennai.600005.
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. **The Chief Engineer**
CMWSSB
No.1, Pumping Station Road,
Chintadripet,
Chennai – 600 002
6. **The Chairperson,**
TNRERA
Door No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 60000


EXECUTIVE ENGINEER
DIVISION-I, TNUHDB



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
நகரணவியல் பிரிவு
Town Planning Section-Works
கட்டிட அனுமதி

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Building Permission
(1919 ஆய்வுத்திட்டம் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவில் 110)
(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண் Building Plan No	கட்டிட அனுமதி எண்/Plan Submission No
CFBA/WDCN02 00280 2022	PP//NHIB/N/534/2021 - 15/07/2022
மண்டலம் Zone	அனுமதி நாள் / Approval Date
N02	30/08/2022
மண்டலம் / Ward	மனுக்கள் தாக்கல் செய்த நாள் Application Date
N015	29/07/2022
அனுமதி செய்துள்ளவரின் பெயர் மற்றும் முகவரி Applicant name & address	THE EXECUTIVE ENGINEER TNUHDB-TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD, No.5, KAMARAJAR SALAI,, CHENNAI-600005.
சேவை வகை Service Type	Building Permit for CMDA Approved Plan
புவி முகவரி Plot address	Survey No:S.No:260 PART, MANALI NEW TOWN,EDYANCHAVADI,EDYANCHAVADI,Sadayanku ppam, Chennai, 600005
Building License Fees	989100
Road cut charges - CMWSSB SEWERAGE	21400
Road cut charges - CMWSSB, WATER	16000
Road cut charges - TNEB	16000
Scrutiny Fees	600
Street Alignment Charges	890400
Tentative improvement charges	1173300
Workers Welfare Board	967500
மொத்தக் கட்டணம் Total (In Rs.)	4074300

Amount (in words): Rupccs Forty Lakhs Seventy Four Thousands Three Hundred Only

Payment Details:
DD Number: 003446 Amount 4074300 Date: 26/08/2022 Bank: HDFC BANK
(In Rs.):

பின் குறிப்பில் விவரப்படுத்தப்பட்டுள்ள அனுமதிக்கு ஒப்பீட்டில்லாத வரையறுக்கப்பட்ட 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 29/08/2021
Permit Valid upto 29/08/2021



Digitally Signed by K Sundararajan
Date: 30-Aug-2022 (14:48:49)
Executive Engineer (T.P)

Dr. K...
EXECUTIVE ENGINEER
DIVISION-I, TNUHDB