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PP/NHRB/N/0151/2022

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](mailto:mcmda@tn.gov.in)

Website: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

**Letter No. PP/NHRB/N/151/2022 Dated: 18.06.2022**

To

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

Sir,

Sub: CMDA – APU – ‘B’ Channel (North) – The Planning Permission application for the Proposed Construction of Stilt floor + 1st to 3rd Floor Residence cum Office and 4th floor part Residence totally 24 dwelling units at Old Door No. 73, New door no.52/72, Alagappa Chettaiyar Road, Purasawalkkam, Chennai – 600 084 Comprised in Old S.No.182, R.S.No.50/20A, 50/10 (as per document), R.S. No.50/21, Block No.3, Ward - 1 (as per patta) of Purasawalkkam village, Purasawalkkam Taluk, 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/NHR/N/151/2022, dated 10.03.2022
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. This office DC advice sent to the applicant in this office letter even No. dated 19.05.2022
10. The applicant's letter dated 31.05.2022

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For SRK CONSTRUCTIONS

K. BL

Proprietrix

1. The Planning Permission for the Proposed Construction of Stilt floor + 1st to 3rd Floor Residence cum Office and 4th floor part Residence with totally dwelling units at Old Door No. 73, New door no.52/72, Alagappa Chettaiyar Road, Purasawalkkam, Chennai – 600 084 Comprised in Old S.No.182, R.S.No.50/20A, 50/10 (as per document), R.S. No.50/21, Block No.3, Ward - 1 (as per patta) of Purasawalkkam village, Purasawalkkam Taluk, within the limit of Greater Chennai Corporation 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 9<sup>th</sup> cited.

2. The applicant has remitted the following charges in the reference 10<sup>th</sup> cited.

Sl. No.	Description	Total Amount	
1.	Development Charge	Rs.60,000 /-	Vide Receipt No.CMDA/PP/CH /7575/2022 Dated: 06.05.2022
2.	Scrutiny charges	Rs.3,000/-	
3.	Infrastructure & Amenities charges	Rs.10,25,000/-	
4.	Security Deposit for Building	Rs.6,88,000/-	
5.	Security Deposit for display board	Rs. 10,000/-	
6.	CMWSSB Charges	Rs.8,00,000/-	
7.	Regularization Charges	Rs.1,38,000/-	
8.	Flag day charges	Rs.500/-	

3. Two sets of approved Plans are Numbered as PP/NHRB/178/2022 dated. 18.06.2022 in Planning Permit No. 14855 are sent herewith. The Planning Permit is valid for the period from 18.06.2022 to 17.06.2030.

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

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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 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

For SRK CONSTRUCTIONS

K. B. 3/5

Proprietrix

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,

*[Signature]*  
18/6/22  
For Senior Planner  
Area Plans Unit

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

**Copy to:**

1. ✓ Tmt.K.Bhavani GPA of Thiru.B.Harikrishnan & B.Shankar,  
No.4, 2nd main Road,  
Subhasri Nagar, Porur,  
Chennai – 600 116.
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 – 600008

For SRK CONSTRUCTIONS

K.B.L. —  
Proprietrix



பெருநகர சென்னை மாநகராட்சி  
Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-Works

கட்டிட அனுமதி

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவில் படி.)  
(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண் / Building Plan No CEBA/WDCN08/00226/2022		கட்டிட அனுமதி எண் / Plan Submission No PP/NHRB/N/151/2022 - 18/06/2022	
மண்டலம் / Zone N08	காட்பம் / Ward N104	அனுமதி நாள் / Approval Date 19/07/2022	மனுக்கொடுக்க நாள் / Application Date 28/06/2022
மனுக்கொடுக்க பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address K.BHAVANI GPA-OF THIRU. B. HARIKRISHNAN & B.SHANKAR No:4, 2nd MAIN ROAD, SUBHASRI NAGAR, PORUR, CHENNAI- 600116			
சேவையளவு தகவல் / Service Type Building Permit for CMDA Approved Plan			
மனை அமைவிடம் / Plot address Door No:NEW:52/72, OLD: 73,Block No:3, WARD-1, Survey No:R.S.No:50/20A,50/10,50/21, Dr. Alagappa Road, Purasaiwakkam, Purasaiwakkam, Purasaiwakam, Chennai, 600084			
Building License Fees		332100	
Road cut charges - CMWSSB SEWERAGE		47100	
Road cut charges - CMWSSB, WATER		47100	
Road cut charges - TNEB		47100	
Scrutiny Fees		600	
Workers Welfare Board		425700	
மொத்தக் கட்டணம் / Total (In Rs.)		899700	

Amount (in words): Rupees Eight Lakh Ninety Nine Thousands Seven Hundred Only

Payment Details:

DD Number: 659635

Amount 899700  
(In Rs.):

Date: 06/07/2022

Bank: TAMILNAD MERCANTILE BANK LTD

பின் குறியிடப் பின்புத்தகைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட தகவலின்படி 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 18/07/2027

Permit Valid upto 18/07/2027



Digitally Signed by K Sundararajan

Date: 19-Jul-2022 (16:01:35)

Executive Engineer (T.P.)

For SRK CONSTRUCTIONS

K. BL

Proprietrix