

**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: mscmda@tn.gov.in

Website: www.cmdachennai.gov.in

**Letter No. PP/NHRB/N/757/2021 Dated: 15.03.2022**

To

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

Sir,

**Sub:** CMDA - APU - 'B' Channel (North) - The Planning Permission application received is for the Proposed construction of **Stilt Floor + 5 Floors Residential Building with 5 dwelling units availing with Premium FSI at Old Door No.2, New Door No.3, Sri Ramasamy Mudaliar Salai, Vepery, Chennai - 600 007. Comprised in T.S.No.2/63, Block No.1, Ward - 1 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/757/2021, dated 22.12.2021.
  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. 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 23.02.2021
  9. The applicant's letter dated 08.03.2021

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The Planning Permission is for the Proposed construction of **Stilt Floor + 5 Floors Residential Building with 5 dwelling units availing with Premium FSI at Old Door No.2,**

New Door No.3, Sri Ramasamy Mudaliar Salai, Vepery, Chennai – 600 007. Comprised in T.S.No.2/63, Block No.1, Ward - 1 of Purasawalkkam Village, Purasawalkkam - Taluk. within the limit of Greater Chennai Corporation Limit 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 8<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.22,000/-	Vide Receipt No.CMDA/PP/CH /6805/2022 Dated: 07.03.2022
2.	Scrutiny charges	Rs.2,000/-	
3.	Infrastructure & Amenities charges	Rs.5,45,000/-	
4.	Security Deposit for Building	Rs.3,40,000/-	
5.	Security Deposit for display board	Rs. 10,000/-	
6.	CMWSSB Charges	Rs.3,59,000/-	
7.	Premium FSI charges	Rs.39,04,000/-	
8.	Flag day charges	Rs.500/-	

3. Two sets of approved Plans are Numbered as PP /NHRB / 63 /2022 dated. 15.03.2022 in Planning Permit No. 14740 are sent herewith. The Planning Permit is valid for the period from 15.03.2022 to 14.03.2027.

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 hermetically 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 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.

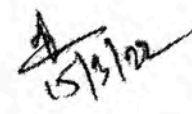
11. Applicant shall not commence construction without building approval from the Local Body concerned.

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

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

  
15/3/22

**Copy to:**

1. ✓ Tmt. Shanthi Raghavan &  
Thiru Rajesh Raghavan  
New No.3, Old No.25,  
Ganapathy Colony 3rd Street,  
Teynampet,  
Chennai - 600018.
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 Chairperson,  
TNRERA**  
Door No.1A, 1st Floor,  
Gandhi Irwin Bridge Road,  
Egmore, Chennai - 600008





**6.The Chief Engineer**  
CMWSSB  
No.1, Pumping Station Road,  
Chintadripet,  
Chennai - 600 002

*[Handwritten signature]*

Chennai Metropolitan Development Authority

PLANNING PERMIT

(Sec 49 of T & C. P. Act 1971)

PERMIT No. 14740

Date of Permit 15.03.2022

PP/NHRB/63/2022

File No PP/NHRB/N/757/2021

Name of Applicant with Address Mrs. Shanthi Raghavan &

New No. 3, Old no. 25, Mr. Rajesh Raghavan  
Ganapathy Colony, 3<sup>rd</sup> street, Date of Application 22.12.2021  
Teynampet, Ch. 18

Nature of Development : ~~Layout/Sub-division of Land/Building construction/~~

~~Charge in use of Land/Building~~

PP for the proposed construction of stilt floor +  
Site Address 5 floors Residential building with  
5 dwelling units availing with Premium FSI

Division No. at old d.no. 2, New no. 3, Sir Rama  
Samy Mudaliar Salai, Yepery, Ch. 7, comprised in

T-S No. 2/63, Block No. 1, Ward 1 of Parasawakkam  
Village.

Development Charge paid Rs. 22,000/ CMDA/PP/CH/6805/2022  
Challan No. Date 7.3.2022

PERMISSION is granted to the ~~layout/sub-division of land/building~~  
~~construction/change in use of land/building~~ according to the authorised copy  
of the plan attached hereto and subject to the condition, overleaf.

3. The permit expires on 14.03.2027 the  
building construction work should be completed as per plan before the expiry  
date. If it is not possible to Complete the construction, request for renewing the  
planning permit should be submitted to Chennai Metropolitan Development  
Authority before the expiry date. If it is not renewed before the said date fresh.  
Planning Permission application/has to be submitted for continuing the  
construction work when the Development Control Rules that may be currently  
in force at that time will be applicable. If the construction 'already put up is in  
deviation to the approved plan and in violation of rules. Planning permit will  
not be renewed.

For MEMBER SECRETARY

28  
14/3/22

*[Handwritten signature]*



சென்னை பெருநகர மாநகராட்சி  
Greater Chennai Corporation

நகரத் திட்டப் பிள்ளை

Town Planning Section-Works

கட்டிட அனுமதி

Building Permission

(1919 ஆய்வுத்திட்டம் சென்னை மாநகராட்சி சட்டம் 238 க்கு கீழ்க் கொண்டு)

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண் / Building Plan No		திட்ட அனுமதி எண் / Plan Submission No	
CEBA/WDC/N05/00084/2022		PP/4HRB/N/757/2021 - 15/03/2022	
குட்டி எண் / Zone	குட்டி இடம் / Ward	அனுமதி தேதி / Approval Date	அனுமதி கோரின தேதி / Application Date
N05	N058	23/03/2022	16/03/2022
அனுமதி கோரின பெயர் மற்றும் முகவரி / Applicant name & address		SHANTHI RAGHAVAN AND RAJESH RAGHAVAN- OLD DOOR NO:25, NEW DOOR NO: 3, GANAPATHY COLONY 3rd STREET, TEYNAMPET, CHENNAI- 600018.	
சேவை வகை / Service Type		Building Permit for CMDA Approved Plan	
புவி முகவரி / Plot address		Door No:Old No: 2, New No: 3,Block No:1, WARD- 1,Survey No:T.S.No:2/63, SIR RAMASAMY MUDALIAR, Salai Street,Vepery,Vepery,Purasaiwakam, Chennai, 600007	
Building License Fees		168200	
Road cut charges - CMWSSB SEWERAGE		23700	
Road cut charges - CMWSSB. WATER		17800	
Road cut charges - TNEB		17800	
Scrutiny Fees		600	
Workers Welfare Board		231000	
மொத்த கட்டணம் / Total (In Rs.)		459100	

Amount (in words): Rupees Four Lakh Fifty Nine Thousands One Hundred Only

Payment Details:

DD Number: 706590

Amount 459100  
(In Rs.):

Date: 22/03/2022

Bank: KOTAK MAHINDRA BANK

பின் குறிப்பிட்ட நிபந்தனைகளுக்கு இடம் அளிக்கப்பட்டிருக்கிறது. அனுமதி நடைமுறை 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

22/03/2027

22/03/2027



Digitally Signed by K  
Sundararajan  
Date: 23-Mar-2022 (17:05:37)

Executive Engineer (T.P.)