

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/0246/2020 Dated: 22.01.2021

To

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

Sir,

Sub: CMDA - APU - (B Channel - North Division) - Planning Permission Application for the Existing construction of Stilt Floor + 3 Floors Residential Building with 16 Dwelling units with Premium FSI at Door No.10, Mandapam Road, 4th Lane, Kilpauk, Chennai - 600 010 comprised in Old S.No.55/1, Revised S.No.55/101 & 126 (As per Document) S.No.55/126, 55/101 (As per Patta), Block No.3 of Egmore Village within 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/N/0246/2020 dated 20.03.2020.
 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 26.06.2020.
 9. The applicant's letter dated 28.12.2020.

The Planning Permission Application for the Existing construction of Stilt Floor + 3 Floors Residential Building with 16 Dwelling units with Premium FSI at Door No.10, Mandapam Road, 4th Lane, Kilpauk, Chennai - 600 010 comprised in Old S.No.55/1, Revised S.No.55/101 & 126 (As per Document) S.No.55/126, 55/101 (As per Patta), Block No.3 of Egmore Village within Greater Chennai Corporation Limit received in the reference

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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.

No.	Description	Total Amount	Vide Receipt No.B0018417 dated 21.01.2021
1.	Development Charge	Rs.23,700/- (Rupees Twenty Three Thousand Seven Hundred only)	
2.	Scrutiny Fee	Rs.3,600/- (Rupees Three Thousand Six Hundred only)	
3.	Regularization Charges	Rs.65,800/- (Rupees Sixty Five Thousand Eight Hundred only)	
4.	Security Deposit for Building	Rs.3,94,000/- (Rupees Thre Lakh Ninety Four Thousand only)	
5.	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten Thousand only)	
6.	I & A Charges	Rs.5,61,000/- (Rupees Five Lakh Sixty One Thousand only)	
7.	Premium FSI charges	Rs.42,02,000/- (Rupees Forty Two Lakh Two Thousand only)	
8.	MIDC Charges	Rs.3,78,000/- (Rupees Three Lakh Seventy Eight Thousand only)	
9.	Flag Day	Rs. 500/- (Rupees five hundred only)	

3. Two sets of approved Plans are Numbered as **B/NHRB/20/2021**, dated.22.01.2021 in Planning Permit No.13928 are sent herewith. The Planning Permit is valid for the period from 22.01.2021 to 21.01.2026.

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

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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".

"தமிழ்நாடு அரசு, அரசாணை எண் G.O.Ms.No.112, H&UD Dept. நாள் 22.6.2017-ல் கட்டிட, மனை விற்பனை (முறைப்படுத்தலும் மற்றும் மேம்படுத்தலும்) விதிகள் 2017-க்கு ஒப்புதல் அளித்துள்ளது. இதன்படி மனை/கட்டிடம் விற்பவர் உத்தேசிக்கப்படவிருக்கும் மனை, கட்டிடம் (அ) அபார்ட்மெண்ட்டிற்கு விளம்பரம் செய்யவோ விற்பனை செய்யவோ முன்பதிவு செய்யவோ, விற்கவோ (அ) விலை அறிவிப்பு செய்யவோ மனை, கட்டிடம் (அ)

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அபார்ட்மெண்ட்டுகளை வாங்குபவர்களுக்கு அழைப்பு விடுக்கவோ எதுவாக இருந்தாலும், அக்கட்டிட, மனை விற்பனை திட்டத்தை தமிழ்நாடு கட்டிட, மனை விற்பனை ஒழுங்குமுறை குழுமத்தில் பதிவு செய்த பிறகே, செயல்படுத்த வேண்டும் என்ற நிபந்தனைக்கு உட்பட்டு இந்த திட்ட அனுமதி ஒப்பளிக்கப்படுகிறது.”

9. 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.

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

Yours faithfully,

S. Ganeshmani
For Chief Planner 22/1/2021
Area Plans Unit

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

Copy to:

1. Tmt.T.Santha,
No.1/1, Bhooshanom Street,
Ayanavaram,
Chennai – 600 023.
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.

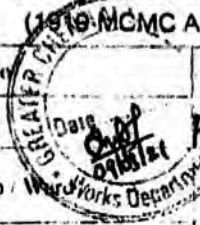
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Santha*



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		கட்டிட அனுமதி எண்/Plan Submission No	
CEBA/WDCN08/00064:2021		PP/NHRB/N/0214/2021 - 22/01/2021	
மண்டலம் Zone	கட்டிடம் / Works Department	அனுமதி நாள் - Approval Date	மனுப்புகட்ட நாள் - Application Date
N08	N102	09/03/2021	05/02/2021
மனுப்புகட்டவரின் பெயர் மற்றும் முகவரி / Applicant name & address		T.Santha-No.1/1, Bhooshanam Street, Ayanavaram, Chennai 600023.	
சேவையின் குறியீடு Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் Plot address		Door No:OLD No: 10 & 11, NEW NO:21,Block No:3.Survey No:S.No. 55/126,55/101, Mandapam Iv Cross Street,Kilpauk,Kilpauk.Egmore, Chennai, 600010	
Building License Fees		188000	
Road cut charges - CMWSSB SEWERAGE		21400	
Road cut charges - CMWSSB, WATER		16000	
Road cut charges - TNEB		16000	
Scrutiny Fees		600	
Workers Welfare Board		259300	
மொத்தக் கட்டணம்/ Total (In Rs.)		501300	

Amount (in words): Rupees Five Lakh One Thousand Three Hundred Only

Payment Details:
 DD Number 017336 Amount 501300 Date: 02/03/2021 Bank: CANARA BANK
 (In Rs.)

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு உட்பட்டதாகக் கட்டிட வரைபட நகலின்மேல் 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 08/03/2026
 Permit Valid upto 08/03/2026



Digitally Signed by Banukumar P
 Date: 09-Mar-2021 (14:52:34)

Executive Engineer (T.P.)

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Santha

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No.

13728

Date of Permit 22.01.2021

B/NHRB/20/2021

Tmt. T. Santha,

File No. PP/NHRB/N/0246/2020

NO.1/1, Bhooshanom

Name of Applicant with Address Street, Ayanavaram,
Chennai - 600 023.

Date of Application 20.03.2020.

Nature of Development: Layout/Sub-division of Land/Building construction/Charge in use of Land/Building

PP for the proposed construction of 3rd Floor +

Site Address 3 Floors Residential Building with 16

Dwelling units with premium FSI at Door No. 10

Division No. Mandapam Road, 4th Lane,

Kilpauk, Chennai - 600 010 comprised in Old S.No.

55/1 Revised S.No. 55/101 and 126 (As per Doc)

S.No. 55/126; 55/101 (As per patta) Block No. 3 of

Development Charge paid Rs. 23,700/- Challan No. B0018417 Date 21.01.2021
Egmore Village

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 21.01.2026

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.

S. Praveen
22/1/2021
For MEMBER SECRETARY

22.1.2021

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Santha