

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/0127/2021 Dated: 05.07.2021**

To

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

Sir,

Sub:

CMDA - APU - (B Channel - North Division) - Planning Permission for the proposed construction of Stilt + 5 Floors Residential Building with 30 Dwelling units Availing with Premium PSI Charges at Door No.50/114, Villivakkam Road, Lakshmipuram, Chennai comprised in T.S.No.143, 144, 145 & 146/2, Old S.No.1471/13, 1471/13A3, 1471/13A3C (As per Document) T.S.No.143, 144, 145, 146/2, Old S.No.1471/13A3 Part, Block No.20, Ward No.D, Madhavaram Village (As per Patta) 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/0127/2021 dated 01.03.2021.  
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 GLV letter dated.30.04.2021  
9. GLV letter dated.05.05.2021 received from SRO, Madhavaram Chennai.  
10. This office DC advice sent to the applicant vide this office letter even No. dated 08.06.2021.  
11. The applicant's letter dated 22.06.2021.

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The Planning Permission for the proposed construction of Stilt + 5 Floors Residential Building with 30 Dwelling units Availing with Premium FSI Charges at Door No.50/114, Villivakkam Road, Lakshmipuram, Chennai comprised in T.S.No.143, 144, 145 & 146/2, Old S.No.1471/13, 1471/13A3, 1471/13A3C (As per Document) T.S.No.143, 144, 145, 146/2, Old S.No.1471/13A3 Part, Block No.20, Ward No.D, Madhavaram Village (As per Patta) within 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 10<sup>th</sup> cited.

2. The applicant has remitted the following charges in the reference 11<sup>th</sup> cited.

No.	Description	Total Amount	
1.	Development Charge	Rs.47,500/- (Rupees Forty Seven Thousand Five Hundred only)	Vide Receipt No.B0019259 dated:18.06.2021
2.	Regularization Charges	Rs.1,08,000/- (Rupees One Lakh Eight Thousand only)	
3.	Scrutiny Fee	Rs.6,000/- (Rupees Six Thousand Hundred only)	
4.	OSR Charges	Rs.6,59,000/- (Rupees Six Lakh Fifty Nine Thousand only)	
5.	Security Deposit for Building	Rs.6,25,000/- (Rupees Six Lakh Twenty Five Thousand only)	
6.	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten Thousand only)	
7.	I & A Charges	Rs.9,74,000/- (Rupees Nine Lakh Seventy Four Thousand only)	
8.	Premium FSI Charges	Rs.23,76,000/- (Rupees Twenty Three Lakh Seventy Six Thousand only)	
9.	MIDC Charges	Rs.6,60,000/- (Rupees Six Lakh Sixty Thousand only)	
10.	Flag Day	Rs. 500/- (Rupees five hundred only)	Vide Receipt No.14103 dated:18.06.2021



3. Two sets of approved Plans are Numbered as PP/NHRB/178/2021/A to C, dated.05.07.2021 in Planning Permit No.14186 are sent herewith. The Planning Permit is valid for the period from 05.07.2021 to 04.07.2026.

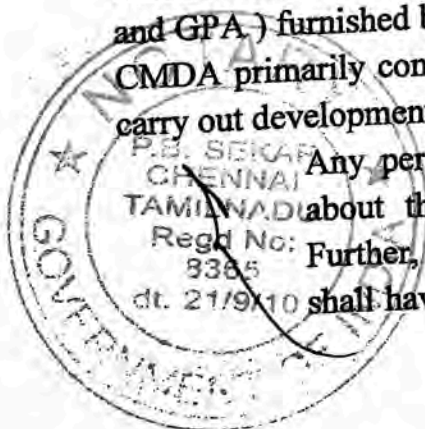
4. The Local Body is requested to ensure water supply and sewerage disposal facility for the proposal before issuing building Permit. It shall be ensured that all wells, overhead tanks are hermitically sealed with properly protected vents to avoid mosquito menace. Non provision of rain water harvesting 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 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) அபாண்ட்மெண்டிற்கு விளம்பரம் செய்யவோ விற்பனை செய்யவோ முன்பதிவு செய்யவோ, விற்கவோ (அ) விலை அறிவிப்பு செய்யவோ மனை, கட்டிடம் (அ) அபாண்ட்மெண்டுகளை 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

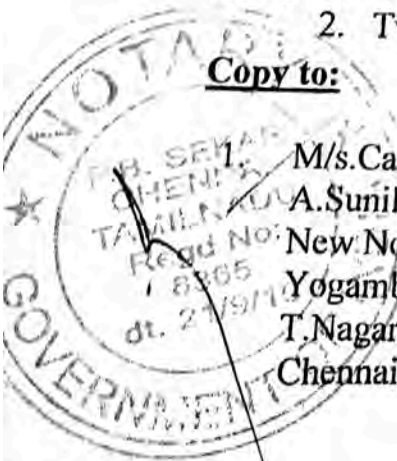
Yours faithfully,

*S. Suresh*  
For Chief Planner  
Area Plans Unit  
05/7/2021

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

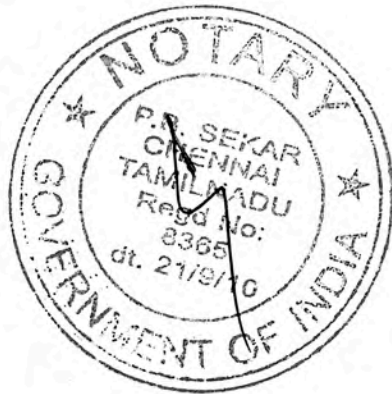
Copy to:

M/s. Caliber Constructions & Developers  
A. Sunil Kumar Reddy (Proprietor) Power Holder,  
New No.10, Old No.22,  
Yogambal Street,  
T. Nagar,  
Chennai – 600 017.



*Ab*  
05/7/2021

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.



345

**Chennai Metropolitan Development Authority**  
**PLANNING PERMIT**  
(Sec 49 of T & C. P. Act 1971)

PERMIT No. **14186**  
PP/NHRB/178/2021 A to C

Date of Permit ..... **05.07.2021**

File No. **PP/NHRB/N/0127/2021**

Name of Applicant with Address **M/s. Caliber Constructions & Devel  
opers.  
A. Sunil Kumar Reddy (Proprietor)**  
New No. 10, Old No. 22,  
Yogambal street,  
T. Nagar. ch. 17  
power holder

Date of Application ..... **1.3.2021**

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

**PP for the proposed construction of ~~Shit + 5 floors~~**

Site Address **Residential building with 30 dwelling units availing  
with Pre-FSI at door No. 50/114, Villivakkam Road,**

Division No. **Lakshmiapuram, Chennai comprised in T.S.No. 143,  
144, 145 and 146/2 old S. no. 1471/13, 1471/13A3, 1471/13AC**

**(As per doc) T.S.No. 143, 144, 145, 146/2, old S. no. 1471/13A3 post.**

**Block No. 20, Ward No. D at Madhavaram Village**  
Development Charge paid Rs. **17,500/-** Challan No. **80019259** Date **18.6.2021**

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 ..... **04.07.2026** ..... 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. Ghareem**  
**05/7/2021**  
For MEMBER SECRETARY

**27/7/2021**



347



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/WDCN03/00203/2021		PP/NHRB/N/0127/2021 - 05/07/2021	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபுறப்பட்ட நாள் / Application Date
N03	N026	30/07/2021	09/07/2021
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS.CALIBER CONSTRUCTIONS AND DEVELOPERS REP BY ITS PROPRIETOR Mr.A.SUNIL KUMAR REDDY GPA-NEW DOOR NO-10,OLD DOOR NO- 22,YOGAMBALSTREET,T.NAGAR, CHENNAI-600017.	
சேவையின் தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:50/114,Block No:20 WARD NO: D,Survey No:T.S.No-143,144,145 & 146/2. VILLIWAKKAM ROAD,Lakshmiapuram,LAKSHMIPURAM - MADHAVARAM,Madhavaram, Chennai, 600099	
Building License Fees		315500	
Road cut charges - CMWSSB SEWERAGE		34400	
Road cut charges - CMWSSB, WATER		34400	
Road cut charges - TNEB		34400	
Scrutiny Fees		600	
Workers Welfare Board		408300	
மொத்தக் கட்டணம் / Total (In Rs.)		827600	

Amount (in words): Rupees Eight Lakh Twenty Seven Thousands Six Hundred Only

Payment Details:

DD Number: 385877

Amount (In Rs.): 827600

Regd No: 8395

dt. 21/9/2021

Date: 20/07/2021

Bank: RATNAKAR BANK LTD

இன் 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.

மதி கால முடிவு  
Valid upto

29/07/2026  
29/07/2026



Digitally Signed by A S Murugan  
Date: 30-Jul-2021 (12:48:47)

Executive Engineer (T.P.)