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**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/NHR/S(B1)/0508/2021 Dated:29.03.2022**

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 - 4 Floors + 5<sup>th</sup> floor (part) (18.30m height) Residential building with 27 dwelling withnits availing premium FSI at Plot No.191 & 192, Classic Retreat, Sholiganallur, Chennai 600 119 comprised in S.No.595/8 & 595/9 of Sholinganallur village in 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/S/0508/2021, dated 08.09.2021.
  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. CMRL Noc Letter No .CMRL/CONS-DESOPH (01) /9/2021 dated 21.12.2021 received on dated 27.12.2021.
  8. CMDA office order No.7/2019 dated 12.3.2019.
  9. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
  10. This office DC advice sent to the applicant in this office letter even No. dated 07.01.2022
  11. The applicant's letter dated 21.03.2022

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The Planning Permission is for the Proposed construction of Stilt Floor - 4 Floors - 5<sup>th</sup> floor (part) (18.30m height) Residential building with 27 dwelling withnits availing

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X

premium FSI at Plot No.191 & 192, Classic Retreat, Sholinganallur, Chennai 600 119 comprised in S.No.595 8 & 595 9 of Sholinganallur village in 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 10<sup>th</sup> cited.

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

Sl. No.	Description	Total Amount	
1.	Development Charges.	Rs.39,400/-	Vide Receipt No.B0021049 Dated: 4.03.2022
2.	Scrutiny charges	Rs.1,800/-	
3.	Infrastructure & Amenities charges	Rs.10,69,900/-	
4.	Security Deposit for Building	Rs.6,56,250/-	
5.	Security Deposit for display board	Rs. 10,000/-	
6.	Security Deposit for STP	Rs.27,000/-	
7.	Premium FSI Charges	Rs.71,06,100/-	
8.	Flag day charges	Rs.500/-	

3. Two sets of approved Plans are Numbered as PP/NHRB/82/2022 dated.29.03.2022 in Planning Permit No.14759 are sent herewith. The Planning Permit is valid for the period from 29.03.2022 to 28.03.2030.

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, 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.

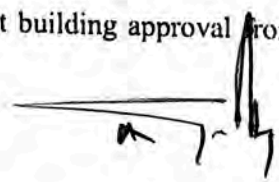
Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate / competent Court to decide 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.

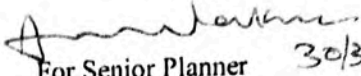
10. This Planning Permission is not final. The applicant has to approach the Principal Chief Engineer, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

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 Senior Planner 30/3/20  
Area Plans Unit  
30-3-2020

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

**Copy to:**

- ✓ 1. Thiru.Grandhi Chella Rao,  
Thiru.Grandhi Balaji &  
Thiru.Grandhi Srinivas,  
Old Door No.71, New Door No.32A,  
Gandhi Nagar, 3<sup>rd</sup> Main Road, Adyar,  
Chennai 600 020
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



Chennai Metropolitan Development Authority

PLANNING PERMIT

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

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PERMIT No. 14759 Date of Permit 29/03/2022

File No PP/MBB/S(B)/504/2021 1. Thiru. Gandhi chella Rao, 2. Thiru. Gandhi Balaji R, 3. Thiru. Gandhi Srinivas

Name of Applicant with Address Old N. T. L. New Door No. 32A... Gandhi Nagar, 3rd Main Road, Adyar, Chennai-600020 Date of Application 08/09/2021

Nature of Development : Proposed Layout/Sub-division of Land/Building construction/ Charge in use of Land/Building of 5th floor + 4th floor + 5th floor (Part) Site Address (18.20m height) Residential building with 27 dwelling units availing Premium FSI of Division No. Plot No. 191 & 192, Classic Retreat, Sholinganallur, Chennai-600 019 comprised in S No. 595/B & 595/9 of Sholinganallur village within the limit of Greater Chennai Corporation Development Charge paid Rs. 39,400/- Challan No. B0021049 Date 04/03/2022

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 28/03/2030 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 [Signature] 28/03/2022



## **CONDITIONS**

- Note : 1. According to Section 79 of the T. & C. P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated
2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the planning permission in the event of planning permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.



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

**Building Permission**

(1919 ஆம் ஆண்டு சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)  
 (1919 MCMC Act Section 238)

அனுமதி எண் Building Plan No <b>CEBA WDCN15/00130/2022</b>		திட்ட அனுமதி எண் Plan Submission No <b>PP/NIRB/S(B1)/0508/2021 - 29/03/2022</b>	
மண்டலம் Zone <b>N15</b>	கோட்டிம் Ward <b>N197</b>	அனுமதி நாள் Approval Date <b>04/05/2022</b>	மனுபெற்றுள்ள நாள் Application Date <b>04/04/2022</b>
தொகுப்பின் பெயர் மற்றும் குடியிருப்பு முகவரி Applicant name & address <b>Mr. GRANDHI CHELLA RAO-M.r GRANDHI BALAJI, Mr. GRANDHI SRINIVAS , Old No.71, New No.32A, Gandhi Nagar, 3rd Main Road, Adyar, Chennai - 600 020.</b>			
சேவையின் குறிப்புகள் Service Type <b>Building Permit for CMDA Approved Plan</b>			
புவி அளவளாட்டம் Plot address <b>Plot No:191 &amp; 192, Survey No:S.No.595/8, &amp; 595/9, CLASSIC RETREAT MAIN ROAD,SHOLINGANALLUR,SHOLINGANALLUR,Sholinganallur, Chennai, 600119</b>			
Building License Fees		355900	
Road cut charges - CMWSSB SEWERAGE		21600	
Road cut charges - CMWSSB, WATER		16200	
Road cut charges - TNEB		16200	
Scrutiny Fees		600	
Workers Welfare Board		458000	
மொத்தக் கட்டணம் Total (In Rs.)		868500	

Amount (in words): Rupees Eight Lakh Sixty Eight Thousands Five Hundred Only

**Payment Details:**

DD Number: 162459      Amount 868500      Date: 27/04/2022      Bank: AXIS BANK LTD.  
 (In Rs.):

பின் குறிப்பில் நிபந்தனைகளுடன் அனுமதிக்கு ஒப்புமதிக்கப்பட்ட 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.

அனுமதி கால முடிவு 03/05/2027  
 Permit Valid upto 03/05/2027



Digitally Signed by K Sundararajan  
 Date: 04-May-2022 (12:36:43)  
 Executive Engineer (T.P.)

