

105

(17)

**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/C/ 541 /2020

Dated: 09.04.2021

To

**The Principle Chief Engineer,**  
Rippon Building,  
Greater Chennai Corporation,  
Chennai – 600 003.

Sir,

**Sub:** CMDA – APU – (B Channel - Central Division) – Planning Permission for the proposed construction of Stilt + 5 Floors Residential building with 9 dwelling units with availing premium FSI at Plot No.B62, Door No.35/15, Ashok Nagar, 48<sup>th</sup> Street, Ashok Nagar, Chennai comprised in T.S.No. 63, Block No. 56 of Kodambakkam Village within the limit of Greater Chennai Corporation - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

- Ref:**
1. Planning Permission Application received in SBC No. CMDA/PP/NHRB/C/541/2020, dated 30.09.2020.
  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 & Water Supply (MA-I) Dept, dated 04.02.2019.
  6. WP (MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 /2019 dated 12.04.2019.
  7. G.O.Ms.No.41, Amendments to TNCDBR 2019 dated 31.01.2020.
  8. G.O.Ms.No.54, H&UD Department (UD4 (3) Department dated 12.03.2020.
  9. Circular Meme No. C3 (N) /5045 / 2020 dated 25.05.2020.
  10. DC and other charges sent to the applicant in this office letter even No. dated 20.01.2021.
  11. The applicant's letter dated 19.02.2021.
  12. Premium FSI charges adjusted in part of DRC No. 044/2016 dated 03.09.2016.
  13. The Applicant's letter dated 24.03.2021.

\*\*\*\*\*

*Sargini Samir*  
*S. Numpai*  
*S. Numpai*

The Planning Permission Application for the proposed construction of Stilt + 5 Floors Residential building with 9 dwelling units with availing premium FSI at Plot No.B62, Door No.35/15, Ashok Nagar, 48<sup>th</sup> Street, Ashok Nagar, Chennai comprised in T.S.No. 63, Block No. 56 of Kodambakkam Village 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 10<sup>th</sup> cited.

2. The applicant has remitted the following charges in the reference 13<sup>th</sup> cited.

Sl. No	Charges / Fees / Deposits	Total Amount	Receipt No & date
i)	Development charges	Rs. 22,000/-	B0018888 dated 24.03.2021
ii)	Scrutiny fee	Rs. 4,000/-	
iii)	Regularization charges	-	
iv)	Open Space Reservation charges	-	
v)	Security Deposit for Building	Rs. 3,45,000/-	
vi)	Security Deposit for Display Board	Rs.10,000/-	
vii)	CMWSSB	Rs. 3,32,000/-	
viii)	Infrastructure & Amenities charges	Rs. 5,46,000/-	
ix)	Shelter fee	-	
x)	Premium FSI charges	Rs. 72,43,000/-	

3. Two sets of approved Plans are Numbered as **PP / NHRB / 103 / 2021** dated 09.04.2021 in **Planning Permit No. 14111** are sent herewith. The **Planning Permit** is valid for the period from 09.04.2021 to 08.04.2026.

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.

Sargini Srinivasan  
S. Nirmala  
S. Nirmala

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 Government in G.O.M.s.No.112 H & UD Department dated 22.06.2017 to carry out the provisions of Real Estate (Regulation & 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) அபார்ட்மெண்ட்டுகளை வாங்குபவர்களுக்கு அழைப்பு விடுக்கவோ எதுவாக இருந்தாலும், அக்கட்டிட, மனை விற்பனை

Sanjay Srinivasan  
S. Nair  
S. Nair

திட்டத்தை தாக்கீதாண்டு கட்டி, மனை விற்பனை ஒழுங்குமுறை சட்டத்தில் பதிவு செய்த பிறகு, சொத்துக்குரிய வேண்டிய எண்ண நிபந்தனைகளுக்கீட்டு 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. Further, the Planning Permission issued under the New TNCD&BR, 2019 is subject to outcome of the Honorable High Court Order in the reference 6<sup>th</sup> cited.

Yours faithfully,

*J. Jayanthi*  
For Chief Planner  
Area Plans Unit

9/4/2021

9/4/2021

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

**Copy to:**

1. **Applicant**  
Thiru.S.Ramakrishnan  
GPA for Tmt. Sarojini & 2 others,  
No.11/42, 12<sup>th</sup> Avenue,  
Ashok Nagar,  
Chennai - 83.
2. **The Member**  
**Appropriate Authority**  
108, Uthamar Gandhi Salai  
Nungambakkam, Chennai - 600 034.
3. **The Chief Engineer**  
**CMWSSB,**  
No.1, Pumping Station Road,  
Chintadripet, Chennai - 600 002.
4. **The Commissioner of Income Tax**  
No.108, Mahatma Gandhi Road  
Nungambakkam, Chennai - 600 034.
5. **The Deputy Planner**  
Enforcement Cell (Central)  
CMDA, Chennai - 600 008.

*Sarjini Sriniwan*

*S. Naniya*

*S. Naniya*

113

125

### Chennai Metropolitan Development Authority PLANNING PERMIT

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

PERMIT No. 14111 Date of Permit 9.04.2021.

PP/NHRB/103/2021.

Thiru. S. Ramakrishnan GPA for Tmt.

File No. PP/NHRB/C/541/2021 Sarojini 3 & Others, No. 11/42,

Name of Applicant with Address 12<sup>th</sup> Avenue, Ashok Nagar, Chennai - 63.

PP for the proposed construction of 5 floors Residential building with 9 dwelling units with availing premium FSI at Date of Application 30.09.2020.

Nature of Development: Layout/Sub-division of Land/Building construction/ building with 9 dwelling units with availing premium FSI at

Site Address Plot No. B-62, Door No. 35/15, Ashok Nagar 48<sup>th</sup> Street, Ashok Nagar,

Division No. Chennai comprised in T.S.No. 63, Block No. 56 of Kodambakkam Village

within GCL Limit. 28,000/- B0018888

Development Charge paid Rs. .... Challan No. .... Date dt: 24.03.2021.

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 8.04.2026 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.

J. Jayanthi  
For MEMBER SECRETARY  
7/4/2021

Sarojini Srinivasan

S. Vinupa

S. Vinupa