

BY REGISTERED POST WITH LACK DUJ



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No. 1, Gandhi Irwin Road, Egmore,  
Chennai - 600 008  
Phone 28414855 fax 01-044 28548416  
E-mail: [mascmda@tn.gov.in](mailto:mascmda@tn.gov.in)  
Website: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No. PP/NHRB/N-105/2021

Dated: 19.02.2021

To

**The Principal Chief Engineer**  
Greater Chennai Corporation  
Ribbon Building  
Chennai - 600 033

Sr.

SUB: CMDA (PP) (H Channel North Division) Planning Permission for the proposed construction of **stilt floor + 5 floors Residential building with 10 dwelling units at Old Door No 94 & 163, New Door No 855, Poonamallee High Road, Kilpauk, Chennai - 600 010. Comprised in R.S.No. 3122/2 (As per Doc.) New R.S.No. 3122/6 (As per pattā). Block No. 31 of Purnasawalkkan 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/N/105/2021, dated 19.02.2021
  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 & Water Supply (MA-W) Dept, dated 04.02.2019
  6. CMDA office order No. 7/2019 dated 12.03.2019.
  7. WP (MD) No 8948 of 2019 & WMP (MD) Nos.6912 & 6913 2019 dated 17.04.2019
  8. NOC from CMRL in letter No. CMRI/Plng/NOC/626/37/2019 dated 22.04.2021 received on 27.04.2021
  9. Street alignment portion gifted to CMDA in Gift deed Document No 5225/2021 dated 03.09.2021 taken possession on 22.09.2021.
  10. DC and other charges sent to the applicant in this office online letter even No. dated 01.10.2021.
  11. The applicant's letter dated 11.10.2021.

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The Planning Permission Application for the proposed construction of Stilt floor + 5 floors, Residential building with 10 dwelling units at Old Door No 94 & 163, New Door No 855, Poonamallee High Road, Kilpauk, Chennai - 600 010. Comprised in R.S.No 3122/2 (as per Doc.), New R.S.No. 3122/6 (As per pattā), Block No. 31 of Purnasawalkkan village within the limit of Greater Chennai Corporation received for ANKUR FOUNDATIONS PVT. LTD.

Director

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.

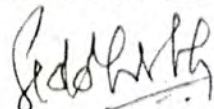
Sl. No	Charges / Fees / Deposits	Total Amount (with interest)	Receipt No & date
i)	Development charges	Rs. 46,000/-	B0020143 dated 08.10.2021
ii)	Scrutiny fee	Rs. 3,000/-	
iii)	Regularization charges	-	
iv)	Open Space Reservation charges	-	
v)	Security Deposit for Building	Rs. 7,47,000/-	
vi)	Security Deposit for Display Board	Rs. 10,000/-	
vii)	Security Deposit for STP	-	
viii)	Water & Sewerage & Amenities charges	Rs. 12,08,000/-	
ix)	EMTS/SSLC charges	Rs. 7,89,000/-	
x)	Domestic Sewerage charges	Rs. 2,99,88,000/-	
xi)	Shelter charge	Rs. 2,88,000/-	

3. Two copies of approved Plans are Numbered as **B/NHRB/311/2021** dated 20.10.2021 in Planning Permit No. 14419 are sent herewith. The **Planning Permit** is valid for the period from 20.10.2021 to 19.10.2026.

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 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.

For ANKUR FOUNDATIONS PVT. LTD.

  
Director




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. This 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 dated 12.04.2019 in the reference 7<sup>th</sup> cited.

Yours faithfully,

  
For Member - Secretary

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

**Copy to:**

1. **Applicant**

M/s. Ankur Foundations Pvt. Ltd.  
Rep by its Managing Director Shri Mohendra K. Maher.  
25, New No 49, Barnaby Road,  
Kilpauk,  
Chennai - 600 010.

2. **The Member**

**Appropriate Authority**  
108, Uthamar Gandhi Salai  
Nungambakkam, Chennai - 600 034

3. **The Chief Engineer**  
**CMWSSB,**

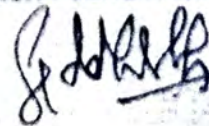
No 1, Pumping Station Road,  
Chintadripet, Chennai - 600 002

4. **The Commissioner of Income Tax**  
No 108, Mahatma Gandhi Road  
Nungambakkam, Chennai - 600 034

5. **The Chief Planner**

Enforcement Cell (Central)  
CMDA, Chennai - 600 008.

For ANKUR FOUNDATIONS PVT. LTD.



Director



Greater Chennai Corporation  
சென்னை மாநகராட்சி

Town Planning Section-Works  
மாநகராட்சி திட்டமிடல்

**Building Permission**

சென்னை மாநகராட்சி திட்டமிடல் திணைக்களம், கி. ந. சி. 218 அடி, வேலைகாடு  
(1919 M.C.M.C. Act Section 238)

சட்டம் எண்: Building Plan No.

**1919 M.C.M.C. Act Section 238**

சட்டம் எண்: Plan Submission No.

PT NHRB No. 05/1001 - 26/10/2021

சட்டம் எண்: 238

சட்டம் எண்: 238

சட்டம் எண்: Approval Date

சட்டம் எண்: Application Date

NOS

N103

**1919 M.C.M.C. Act Section 238**

26/10/2021

சட்டம் எண்: Applicant name & address

ANKUR FOUNDATIONS PVT LTD-REP BY ITS DIRECTOR SRI MAHENDRA K MAHER OLD DOOR No. 25 NEW DOOR No. 49 BARNABY ROAD KILPAUK, CHENNAI-600010

சட்டம் எண்: Service Type

Building Permit for CMDA Approved Plan

சட்டம் எண்: Plot address

Door No OLD No 94 & 163, NEW No: 855, Block No: 51, Survey No: OLD R.S No 3122/2, NEW R.S No 3-22-6, PUGNAMALLEE HIGH ROAD, Periyar E.V. Salai, E.V.R Salai Kilpaik Purasawankam, Chennai-600010

சட்டம் எண்: Building Charges Fees

403100

சட்டம் எண்: Survey Fees

800

சட்டம் எண்: Workers Welfare Board

516000

சட்டம் எண்: Total (In Rs.)

919700

Amount (in words): Rupees Nine Lakh Nineteen Thousands Seven Hundred Only

Payment Details

DD Number 049309

Amount 919700  
(In Rs)

Date: 30/11/2021

Bank: HDFC BANK

சட்டம் எண்: Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

சட்டம் எண்: Permit Valid upto

12/12/2026

சட்டம் எண்: Permit Valid upto

12/12/2026



Digitally Signed by K

Sundararajan

Date: 14-Dec-2021 (16:28:11)

Executive Engineer (T P)

For ANKUR FOUNDATIONS PVT. LTD.

Director