

**Chennai Metropolitan Development Authority**

**PLANNING PERMIT**

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

PERMIT No. **14061**

Date of Permit **30.03.2021**

**EPP No. 54**  
**Lo 2021**

**M/s. G.P. Flores Pvt Ltd,**  
Represented by  
**Thiru. S. Elumalai,**  
No. 61-740 1st Floor  
4th Avenue, Syndicate  
Bank colony, Annanagar  
West Chennai, Chennai-101

File No. **L1/1372/2020**

Name of Applicant with Address

Date of Application **30.01.2020**

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

Site Address **sub-division of house sites comprised**  
**in old S.No. 403/1A, New S.No. 403/1A**

Division No. **Booramallu Taluk, Thiruvallur**  
**District, Thiruvorkadu Municipal**  
**Limit**

Development Charge paid Rs. **19,000** /Challan No. **B-0017916** Date **20.11.2020**

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 ..... 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 applied. 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

**30/03/2021**  
**3/5**

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

PERMIT No. 14386 Date of Permit 08-09-2021  
PP/NHRB/27B/2021/ALB M/s. GIP Homes Pvt. Ltd.,  
Rep by S. Elumatar  
4th Avenue, Syndicate  
File No. PP/NHRB/C/375/2021 Bank Colony, Anna Nagar  
Name of Applicant with Address West End, Chennai-101

Date of Application 23/07/2021  
Proposed  
Nature of Development : ~~Layout/Sub-division of Land/Building construction/~~  
still + 4 floors + 5th floor part charge in use of Land/Building  
Residential building with 42 dwelling units  
Site Address awaiting P.P.S. at plot No. 1, CMDA  
approved layout P.P.D/L.O. No. 54/2021  
Division No. Ayambakkam, Chennai. Compounded  
In S. No. 403/IAA Part 2 403/IA7 Part 4  
Ayambakkam Village  
Development Charge paid Rs. 57,100/- Challan No. 80017869 Date 01.09.2021

✓ 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 07-09-2026 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 to the construction already put up is in  
deviation to the approved plan and in violation of rules. Planning permit will  
not be renewed.

h. Shreejith  
07/09/2021  
For MEMBER SECRETARY

For GIP HOMES PVT. LTD.

  
Director

**PROCEEDING OF THE COMMISSIONER OF THIRUVERKADU MUNICIPALITY****PRESENT : Tmt. M.R. VASANTHI M.A.,**S.D. (B.A.) No:325/2020  
Roc. No. 4777/2020

CMDA P.P.No. 14061

Date : 30/04 /2021

**Sub:** Town Planning – Thiruverkadu Municipality – Sub-Division of House Sites Plot into 2 at Plot No 1 & 2 Survey No 403/1A, New Survey No 403/1A4 & 403/1A7 of Ayanambakkam Village Plan Approved – regarding

**Ref:** 1. CMDA Letter No. L1/13722/2020 Dated 30-03-2021  
2. Application Dated: 09-04-2021

**Order:-**

Permission is hereby granted to Thiru./Tmt. G.P.Homes Pvt Ltd for Sub Division of Plot No 1 & 2 S.No: 403/1A, New Survey No 403/1A4 & 403/1A7 of Ayanambakkam Village, Thiruverkadu Municipality into 2 Plots subject to the following condition.

(The Sub-Division of Plot should be in accordance with the approved plan enclosed and the Sub-Division for residential purpose only.)

S.No.	Fees Description	Chellan No.	Chellan Date	Amount
1	Sub Division Fees	00861 00862 00863	19-04-2021 19-04-2021 19-04-2021	40000 5000 8500
2	CMDA Fees	-	-	-
2(i)	Development Charges	-	-	-
2(ii)	Regularization Charges	-	-	-
2(iii)	Open Space Reservation Charges	-	-	-
2(iv)	Scrutiny Charges and Others	-	-	-

Encl.,: Approved Sub Division Plan

To.

G.P. Homes Pvt Ltd.,  
Represented By S. Elumalai,  
No. W-740, 1<sup>st</sup> Floor. 4 th Avenue,  
Syndicate Bank Colony,  
Anna Nagar West Extension,  
Chennai – 600101.

Commissioner,  
Thiruverkadu Municipality.

30/4/2021

30/4/2021

திருவேற்காடு நகராட்சி ஆணையர் அவர்களின் செயல்முறைகள்  
முன்னிலை :- திரு H.இரமேஷ், B.L.,

ந.க.எண். 5368/2021/எப்1

நாள்: 20/12/2021

க.ம. எண் : 462/2021

பொருள் : திருவேற்காடு நகராட்சி - குடியிருப்பு கட்டிடம் - ஸ்டீல்ட் தளம், தரை தளம், முதல் தளம், இரண்டாம் தளம், மூன்றாவது தளம், நான்காம் தளம் மற்றும் 5 வது தளம் பகுதி திட்ட அனுமதி - அயனம்பாக்கம் கிராமம், சர்வே எண்: 403/1A4 Pt, 403/1A7 Pt மனை எண்: 1 ல் 42 குடியிருப்புகள் கொண்ட குடியிருப்பு கட்டிடம் கட்டுதல் - கட்டிட அனுமதி அளித்து உத்தரவிடுதல் - தொடர்பாக

பார்வை : 1. உறுப்பினர் செயலர், சென்னை பெருநகர் வளர்ச்சி குழுவும் ந.க.எண். PP/NHRB/C/375/2021 நாள் 08.09.2021  
2. இவ்வலுவலக இதே எண்ணிட்ட கேட்பு அறிவிப்பு கடிதம் நாள் 18/11/2021

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திருவேற்காடு நகராட்சி எல்லைக்கு உட்பட்ட அயனம்பாக்கம் கிராமம், சர்வே எண் 403/1A4 Pt, 403/1A7 Pt மனை எண் 1 ல் 42 குடியிருப்பு கட்டிடம் தரை தளம், முதல் தளம், இரண்டாம் தளம் மூன்றாவது தளம், நான்காம் தளம் மற்றும் 5 வது தளம் 42 குடியிருப்புகள் கொண்ட கட்டிடம் கட்ட உறுப்பினர் செயலர், சென்னை பெருநகர் வளர்ச்சி குழுவும் அனுமதி அளித்து ந.க.எண். PP/NHRB/C/375/2021 நாள் 08.09.2021 ன்படி பார்வை 1 ல் கண்டுள்ளவாறு கடிதம் வரப்பெற்றுள்ளது மேற்படி மனுதாரரின் விண்ணப்பம் பரிசீலனை செய்யப்பட்டு, நகராட்சிக்கு செலுத்த வேண்டிய உரிய கட்டணங்கள் மனுதாரரால் பார்வை 2 ல் கண்ட கேட்பு அறிவிப்பின்படி செலுத்தப்பட்டுள்ளதால் அயனம்பாக்கம் கிராமம், சர்வே எண்:403/1A4 Pt, 403/1A7 Pt - ல் மனை எண்: 1 ல் 42 குடியிருப்புகள் கொண்ட கட்டிடம் கட்ட நிபந்தனைகளுக்குட்பட்டு அனுமதி அளித்து உத்தரவிடப்படுகிறது.

கட்டணங்கள் செலுத்தப்பட்ட விவரம்

கட்டண விவரம்	தொகை. ரூ.	
கட்டிட உரிமையானை கட்டணம்	10,36,300/-	00007261/23.11.2021
மழைநீர் சேகரிப்பு முன் வைப்புத் தொகை	31,500/-	00007262/23.11.2021
கூராய்வு கட்டணம்	2,000/-	00007263/23.11.2021
கொடிநாள்	20,000/-	HDFC Bank of India, D. D. No : 074501 நாள்: 22.11.2021.
காலிமனை வரி / சொத்துவரி	2021 - நடப்பு தேதி வரை	00001571/28.04.2021
கட்டிட தொழிலாளர் நல நிதி	7,83,750/-	HDFC, D. D. No : 074502 நாள்: 22.11.2021.

கட்டிட அனுமதி காலம் 20.12.2021 முதல் 19.12.2026 வரை

இணைப்பு : அனுமதிக்கப்பட்ட கட்டிட வரைபடங்கள் - 1 தொகுப்பு பெறுநர் :

G. P. Homes Pvt. Ltd.,  
Rep By. S. Elumalai,  
4 th Avenue, Syndicate Bank colony,  
Anna Nagar West Exten, Chennai 101

ஆணையர்,  
திருவேற்காடு நகராட்சி.

For GP HOMES PVT. LTD.

Director

**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/ 375 /2021

Dated: 08.09.2021

To

**The Commissioner,**  
Thiruverkadu Municipality,  
Chennai

Sir,

Sub: CMDA – APU – (B Channel - Central Division) – Planning Permission for the proposed construction of Stilt floor + 4 floors + 5<sup>th</sup> Floor part, Residential building with 42 dwelling units availing Premium FSI at Plot No.1, Ayanambakkam, Chennai, comprised in Old S.No.403/1A, New S.No.403/1A 4 part & 403/1A7 part of Ayanambakkam village, within Thiruverkadu Municipality - 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/ 375 /2021, dated 23.07.2021.
  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-I) Dept, dated 04.02.2019.
  6. Office Order 7/2019 dated 12.03.2019.
  7. WP (MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 /2019 dated 12.04.2019.
  8. G.O.Ms.No.41, Amendments to TNCDBR 2019 dated 31.01.2020.
  9. G.O.Ms.No.54, H&UD Department (UD4 (3) Department dated 12.03.2020.
  10. Applicant's letter dated 19.08.2021.
  11. DC and other charges sent to the applicant in this office Online letter even No. dated 27.08.2021.
  12. Applicant's letter dated 06.09.2021.

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The Planning Permission Application for the proposed construction of Stilt floor + 4 floors + 5<sup>th</sup> Floor part, Residential building with 42 dwelling units availing Premium FSI at Plot No.1, Ayanambakkam, Chennai, comprised in Old S.No.403/1A, New S.No.403/1A 4 part & 403/1A7 part of Ayanambakkam village, within Thiruverkadu Municipality 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 11<sup>th</sup> cited. **For GP HOMES PVT. LTD.**

Director

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

Sl. No	Charges / Fees / Deposits	Total Amount	Receipt No. & date
i)	Development charges	Rs. 57,100/-	B0019869 dated 1.09.2021
ii)	Scrutiny fee	Rs. 3,600/-	
iii)	Infrastructure & Amenities charges	Rs. 14,68,500/-	
iv)	Security Deposit for Building	Rs. 9,56,250/-	
v)	Security Deposit for Display Board	Rs. 10,000/-	
vi)	Security Deposit for STP	Rs. 42,000/-	
Vii)	Premium FSI charges	Rs. 38,31,900/	
Viii)	Shelter charges	Rs. 87,300/	

3. Two copies of approved Plans are Numbered as **PP / NHRB / 278 / 2021 A&B** dated 08.09.2021 in Planning Permit No. 14386 are sent herewith. The Planning Permit is valid for the period from 08.09.2021 to 07.09.2026.

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 within the jurisdiction of respective Local Bodies, Tamil Nadu District Planning Commission does not cover.

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.M.s.No.112.H&UD Dept. நாள் 22.6.2017-ல் கட்டிட, மனைவிற்பனை (முறைப்படுத்தலும் மற்றும் மேம்படுத்தலும்)விதிகள் 2017-க்கு ஒப்புதல் அளித்துள்ளது. இதன்படி மனை/கட்டிடம் விற்பனை உத்தேசிக்கப்படவிருக்கும் மனை, கட்டிடம் (அ) அபார்ட்மெண்ட்டிற்கு விளம்பரம் செய்யவோ விற்பனை செய்யவோ முன்பதிவு செய்யவோ, விற்கவோ (அ) விசை அறிவிப்பு செய்யவோ மனை, கட்டிடம் (அ) 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."

For GP HOMES PVT. LTD.

  
3/4  
Director

9. This Planning Permission is not final. The applicant has to approach the Commissioner, Thiruverkadu Municipality 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 TNCD&BR, 2019 is subject to outcome of the Honorable High Court Order in the reference 7<sup>th</sup> cited.

Yours faithfully,

*H. Shreevani*  
08/9/2021  
For Senior Planner  
Area Plans Unit  
*H. Shreevani*  
8/9/2021

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

Copy to:

1. Applicant

✓ M/s.G.P. Homes Pvt. Ltd,  
Rep by its M.D. Thiru. Elumalai,  
No.W-740, 1<sup>st</sup> Floor, 4<sup>th</sup> Avenue,  
Syndicate Bank Colony,  
Anna Nagar West Extension,  
Chennai - 600 101.

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 Deputy Planner

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