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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, Web site: www.cmdachennai.gov.in

Letter No.PP/NHRB/S(B1)/0631/2021,

Dated.14.02.2022

To

✓ **The Commissioner,**
Tambaram Municipality,
Chennai

Sir,

Sub: CMDA – Area Plans Unit - 'B' Channel (South) -Planning Permission for the proposed construction of Stilt floor + 4floors +5th floor (part) Residential Building with 14 dwelling units (**Affordable Housing**) at Plot No.141,Kulasekaran Street, Sundaram Colony,East Tambaram,Chennai comprised in S.No. S.No.96/1A1A1AA & 97/1A1, T.S.No.40, Block No.10, Ward G of Selaiyur Village, Tambaram Taluk within the limit of Tambaram Municipality–Approved and forwarded to Local Body for issue of Building Permit – Reg.

- Ref:
1. Planning Permission Application received in SBC No.CMDA/PP/NHRB/S/0631/2021 dated.26.10.2021.
 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 MAWS (MA-I) Department, dated 04.02.2019.
 6. CMDA office order No.7/2019 dated 12.03. 2019
 7. This office online DC letter even No. dated.28.01.2022.
 8. Applicants letter dated.02.02.2022.

The Planning Permission Application for the proposed construction of Stilt floor + 4floors +5th floor (part) Residential Building with 14 dwelling units (**Affordable Housing**) at Plot No.141, Kulasekaran Street, Sundaram Colony, East Tambaram, Chennai comprised in S.No. S.No.96/1A1A1AA & 97/1A1,T.S.No.40, Block No.10,Ward G of Selaiyur Village, Tambaram Taluk within the limit of Tambaram Municipality received in the reference 1st

For DAC PROMOTERS


Proprietor

cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 7th cited.

2. The applicant has remitted the following charges in the reference 8th cited.

i) Development charges	₹ 20,000/-	Receipt No. CMDA/PP/Ch/6608/2 022, Dated.29.01.2022
ii) Scrutiny Fee	₹ 2,000/-	
iii) Regularization charges	Nil	
iv) Open space & reservation charges	Nil	
v) Security Deposit for Building	₹ 2,90,000/-	
vi) Security Deposit for Display Board	₹ 10,000/-	
vii) Security Deposit for Septic Tank	Nil	
viii) Infrastructure & Amenities Charges	₹ 4,55,000/-	
ix) Premium FSI Charges	Nil (Affordable Housing)	
x) Shelter charges	Nil	
xi) MIDC Charges	Nil	

3. Two sets of approved Plans are numbered as **PP/NHRB/38/2022, dated.14.02.2022, Planning Permit No.14715** are sent herewith. The Planning Permit is valid for the period from **14.02.2022 to 13.02.2027**.

4. The Localbody 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

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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.

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 different stages by CMDA'

10. This Planning Permission is not final. The applicant has to approach the Commissioner, Tambaram Municipality for issue of Building Permit under the Local Body Act.

11. Applicant shall not commence construction without building approval from the Tambaram Municipality

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12. The Planning Permission issued under New Rule TNCD BR, 2019 is subject to final Out come of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos.6912 & 6913 of 2019.

Yours faithfully,

[Handwritten Signature]
15-2-2022
for **Senior Planner**
Area Plans Unit.

Encl:

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

Copy to:

- 1. **Tmt.S.Durqa**
GPA for Thiru.K.Mahesh
Flat No.A1,Ground Floor,Door No.19,
K Block, 1st Main Road, 1st Avenue,
Anna Nagar East, Chennai 600102.
- 2. **The Deputy Planner**
Enforcement Cell (South), CMDA,
Chennai -600008.(With one set of approved plan).
- 3. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai-600034.
- 4. **The Member**
Appropriate Authority
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai-600034.
- 5. **The Chair Person,**
TNRERA,CMDA Tower II
Chennai.600 008
(Along with one set of approved plan)

For DAC PROMOTERS

[Handwritten Signature]
Proprietor

**தாம்பரம் மாநகராட்சி
கட்டிட அனுமதி உத்தரவு**

க வி எண் 009/CP/21-22/0013763
பி.ஏ எண் 009/BPA/2022/00096

உ ஆணை 009/BL/2022/00074

நாள் : 14/03/2022

பொருள்: கட்டிட அனுமதி தாம்பரம் மாநகராட்சி, கிராமம், நகரளவு எண் 40(S.No.96/1A1A1AA&97/1A1), தொகுதி 6, பகுதி 10, கதவுமனை எண் 141 கட்டிட அனுமதி வழங்கி உத்தரவிடுதல்
பார்வை : மகேஷ்(முதல்வர்)எஸ். தூர்கா - டி.ஏ.சி.புரமோட்டர்ஸ் என்பவரது 25 Feb-2022 ம தேதிய விண்ணப்பம்.
மனையின் பரப்பளவு-5479.000 சதுர அடி

S.No	Build Floor Name	UsageName	BuildupSqft
1	Stilt Floor	RESIDENTIAL	310.110
2	First Floor	RESIDENTIAL	2579.480
3	Second Floor	RESIDENTIAL	2579.480
4	Third Floor	RESIDENTIAL	2579.480
5	Fourth Floor	RESIDENTIAL	2393.050
6	Fifth Floor	RESIDENTIAL	
Total Sqft			13021.080

செலுத்தப்பட்ட கட்டணங்களின் விவரம் பின்வருமாறு

S.No	கட்டணம்	தொகை ரூ.
1	உண்மை நகல்	900.00
2	கட்டிடம் கழிவுகளை அகற்றுதல்	3000.00
3	மழை நீர் சேகரிப்பு முன் வைப்புத் தொகை	7000.00
4	குடிநீர் இணைப்பு முன் வைப்புத் தொகை	42000.00
5	குடிநீர் இணைப்பு முன் வைப்புத் தொகை	177100.00
6	கட்டிட உரிமையாணைக் கட்டணம்	230000.00
7	பாதாள சாக்கடை முன்வைப்புத் தொகை	281000.00
7	தொழிலாளர் நல நிதிக் கட்டணம்	
Total Amount		741000.00

Receipt No	Receipt Date	Amount	Payment Mode
009/CP/21-22/0014392	12/Mar/2022	741000.00	Online

Fees Description	DD/Challan No	DD/Challan Date	Amount
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உத்தரவு :
2008-ம் ஆண்டின் தாம்பரம் மாநகராட்சி சட்டம் 275, 276-வது பிரிவின் கீழ் கட்டிடம் கட்ட உத்தேசிக்கப்பட்டுள்ள கிராமம்: கதவுமனை எண் 141, குலசேகரன் தெரு, சுந்தரம் காலனி, கிழக்கு தாம்பரம், தொகுதி: 6, பகுதி: 10, நகரளவு எண் 40(S.No.96/1A1A1AA&97/1A1), உள்ள இடத்தை அங்கீகரித்து வரைபடத்தில் குறிப்பிட்டுள்ளவாறு மாறுதல் கட்டிடம் சூடுதல் கட்டிடம் பதுப்பித்து கட்டிக்கொள்ள கீழ்க்கண்ட நிபந்தனைகளுடன் அனுமதி வழங்கப்படுகிறது. அங்கீகரிக்கப்பட்ட வரைபடங்களின் ஒரு தொகுப்பு இத்துடன் இணைக்கப்பட்டுள்ளது.
கட்டிடம் கட்ட குறித்த இடத்தில் கட்டிடத்தை வரைபடத்தில் வரைந்துள்ளபடி திருத்தப்பட்டபடி கீழ்க்கண்ட கட்டுப்பாடுகளுக்கு 14/03/2022 தேதியில் இருந்து 13/03/2022 தேதிக்குள் கட்டிக்கொள்ள உரிமை ஆணை வழங்கப்படுகிறது.

பெறுபவர்,
மகேஷ்(முதல்வர்)எஸ். தூர்கா -
டி.ஏ.சி.புரமோட்டர்ஸ்
141, குலசேகரன் தெரு, சுந்தரம் காலனி, கிழக்கு
தாம்பரம்

ஆணையாளர்
தாம்பரம் மாநகராட்சி
TAMBARAM,

நகல் : இளம் / உதவி பொறியாளர் - கட்டிடம் கட்டி முடிக்கப்பட்ட தேதியை தெரிவிக்க
நகல் : வருவாய் உதவியாளர் - கட்டிடம் கட்டி முடிக்கப்பட்ட பின்னர் கட்டிடத்திற்கு வரிவிதித்து
வரிவிதிப்பு எண்ணை தெரிவிக்க
நகல் : வருவாய் பிரிவு எழுத்தர்.



For DAC PROMOTERS

Proprietor