


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 , Web site: www.cmdachennai.gov.in

Letter No.PP/NHRB/S(B1)/0273/2022,

Dated: 21.07.2022

To
The Principal Chief Engineer
Greater Chennai Corporation
Chennai – 600 003
Sir,

Sub: CMDA – Area Plans Unit - 'B' Channel (South) - Planning Permission Application is for the revision and additional construction to the earlier approval for the Proposed construction of Ground Floor + 5 Floors – **Block A:** 96dus, **Block B1:** 84 dus, **Block B2:** 84 dus, **Block C1:** 72 dus, **Block C2:** 72 dus, **Block C3:** 72 dus, totally **480** dwelling units Residential Building with Affordable housing at Ambedkar Street, Indra Nagar 2nd Main Road, Periyar Nagar, Thiruvanmaiur, Chennai. Comprised in S.Nos.51/1(part), 51/2 (part), T.S.No.144(part), Block No.13, Ward 001 of Thiruvanmaiur Village within the limit of Greater Chennai Corporation – 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/0273/2022, dated.01.06.2022.
 2. Earlier Planning Permission issued in CMDA vide letter No. PP/NHRB/S(B2)/0049/2020, dated 03.09.2020.
 3. GO (3D) No.133, H&UD(UD-5) Dept, dated 13.07.2020.(Road width relaxation)
 4. OSR gift deed registered document No.5310/2020, dated 25.08.2020.
 5. G.O.Ms.No.86, H&UD Department dated 28.03.2012
 6. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
 7. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
 8. G.O.(Ms).No.18 MAWS (MA-I) Department, dated 04.02.2019.
 9. CMDA office order No.7/2019 dated 12.03. 2019
 10. WP(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913/2019 dated 12.04.2019.
 11. IRS ref No.AU/IRS/MN/232-2022 dated 24.03.2022.
 12. This office online DC letter even No. dated.17.06.2022.
 13. TNUHDB letter dated.01.07.2022.

The Planning Permission Application is for the revision to the earlier approval for the Proposed construction of Ground Floor + 5 Floors - **Block A: 96dus, Block B1: 84 dus, Block B2: 84 dus, Block C1: 72 dus, Block C2: 72 dus, Block C3: 72 dus, totally 480 dwelling units Residential Building with Affordable housing at Ambedkar Street, Indra Nagar 2nd Main Road, Periyar Nagar, Thiruvannamalyur, Chennai. Comprised in S.Nos.51/1(part), 51/2 (part), T.S.No.144(part), Block No.13, Ward 001 of Thiruvannamalyur Village within the limit of Greater Chennai Corporation received in the reference 1st cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 12th cited.**

2. The applicant has remitted the following charges in the reference 13th cited.

Sl.No.	Charges/Fees/Deposits	Total Amount	Charges already remitted in earlier approval vide receipt No. B0016952 dt.12.08.2020	Balance charges remitted vide receipt no. B0021690 dt.12.08.2022
i)	Development charges for Land & building	₹1,98,000/-	₹1,33,000/-	₹ 65,000/-
ii)	Scrutiny Fee	-Nil-	-Nil-	-Nil-
iii)	Security Deposit for Building	-Nil-	-Nil-	-Nil-
iv)	Security Deposit for Display Board	-Nil-	-Nil-	-Nil-
v)	Infrastructure & Amenities Charges	-Nil-	-Nil-	-Nil-
vi)	RC for Land	-Nil-	-Nil-	-Nil-
vii)	OSR Charge	-Nil-	-Nil-	-Nil-
viii)	SD for Septic Tank	-Nil-	-Nil-	-Nil-
ix)	Shelter Charge	-Nil-	-Nil-	-Nil-
x)	MIDC Charge	₹ 36,89,000/-	₹ 18,90,000/-	₹17,99,000/-
xi)	Flag Day			₹ 500/-

3. The Planning Permission issued in the reference cited was cancelled and revised proposal approved plans are numbered as **PP/NHRB/222 A-D/2022, dated 21.07.2022, in Planning Permit No.14899** are sent herewith. The Planning Permit is valid for the period from **21.07.2022 to 20.07.2030**.
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 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.

- the
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. 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.

9. This Planning Permission is not final. The TNUHDB has to approach the Principal Engineer, Greater Chennai Corporation for Issue of Building Permit under the Local Body Act.
10. The TNUHDB shall not commence construction without building approval from the Greater Chennai Corporation.
11. Further, 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,

[Signature]
26/7/2022

For Senior Planner
Area Plans Unit.

[Signature]
26/7/2022

End:-

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

Copy to:

1. ✓ **The Executive Engineer
TNUHDB (TNSCB)**
Thiyagaraya Salai, Teynampet
Chennai- 600018.
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.

[Signature]
Executive Engineer
TNUHDB / Division - VII
Teynampet, Chennai - 18.



பெருநகர சென்னை மாநகராட்சி
 Greater Chennai Corporation
 நகரவள அபிவிருத்தி - பணித்துறை
 Town Planning Section-Works Department

Building Permission

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

கட்டிட அனுமதி எண் / Building Plan No CEBA/WDCN13/00348/2022		திட்ட அனுமதி எண் / Plan Submission No PP/NHRB/S(B1)/0273/2022 - 21/07/2022	
மண்டலம் / Zone N13	கோட்டம் / Ward N180	அனுமதி நாள் / Approval Date 29/11/2022	மனுபெறப்பட்ட நாள் / Application Date 29/11/2022
அனுமதி பெறும் மனுக்கள் குடியிருப்பு முகவரி / Applicant name & address		THE EXECUTIVE ENGINEER TNUIDB- (TNSCB)THIYAGARAYA SALAI, TEYNAMPET, CHENNAI- 600018.	
சேவை குறிப்பு / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Block No:13, WARD-1, Plot No:-, Survey No:TS:144PT, 2nd (M)RD, PERIYAR NAGAR, 2nd Avenue (M to N173), Indira Nagar, Thiruvanniyur, Thiruvanniyur, CHENNAI, 600018	
Building License Fees		684000	
Road cut charges - CMWSSB SEWERAGE		300	
Road cut charges - CMWSSB, WATER		900	
Road cut charges - TNFB		900	
Scrutiny Fees		600	
மொத்தக் கட்டணம் / Total (In Rs.)		686700	

Amount (in words): Rupees Six Lakh Eighty Six Thousands Seven Hundred Only

M.W.G.W.F. DD Details : DD Number: 019862 Amount: 817400 Rs. Date:08/11/2022 Bank:HDFC BANK

இன் குறிப்பில் நிபந்தனைகளுக்கான அனுமதிக்கு ஒப்புமதிக்கப்பட்ட வரையறுக்கப்பட்ட அனுமதி

Sanctioned for CMDA Proposal- only for Building Permit Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

இந்த அனுமதி 28/05/2023
 முடிவு நாள் 28/11/2027

ஆய்வு செய்துள்ள வேலை செய்துள்ள பராமரிப்பு மற்றும் காலவரையறுக்கப்பட்டுள்ள மனுக்கள் குறித்து கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 28/05/2023

If Construction started Building Permit is valid up to 28/11/2027

S. Ram
 27/11/22
 Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)

