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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: mscmda@tn.gov.in  
Web site: www.cmdachennai.gov.in.

File No. : **CMDA/PP/NHRB/C/0480/2022**

Date : 17/02/2023

To  
The Principal Chief engineer,  
Greater Chennai Corporation,  
Chennai-600003.  
Sir,

Sub: CMDA-Area plans Unit - NHRB (Central)- The Planning Permission for the Proposed Group Housing Development consisting of 2 Blocks - Block-A- Stilt +5 floors residential building with 30 dwelling units and Block - B- Stilt +5 floors residential building with 47 dwelling units (gym and multipurpose room at First Floor part)-Total 77 dwelling units (Height-18m) availing premium FSI at Old Door no. 51, New Door No. 48/7, Muthukumarappa Street, Saligramam, Chennai comprised in Old S.No.110/6 & 111/12, T.S.No.99/1, 99/2, 99/3, 99/4 & 99/5, Block no. 42 of Saligramam village within the limits 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/C/0480/2022, dated 07.09.2022.
  2. This Office letter even No.(via online) dated 11.10.2022.
  3. Applicant letter with Revised plan (via online) dated 29.11.2022.
  4. This Office letter even No.dated 29.12.2022.
  5. Applicant letter with Revised plan dated 06.01.2023.
  6. G.O.Ms.No.86, H&UD Department dated 28.03.2012
  7. G.O.Ms.No.78, H&UD Department dated 4.5.2017.
  8. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
  9. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
  10. G.O.(Ms).No.18 MAWS Department, dated 04.02.2019 and published in Government Gazette No.43, Extraordinary Part-III, Section 1(a), dated 04.02.2019.
  11. Office Order No.7/2019 dated 12.03.2019.
  12. WP (MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 /2019 dated 12.04.2019.
  13. G.O.Ms.No.19, H&UD[UD4(1)] Department dated 02.03.2022.
  14. G.O.Ms.No.152, H&UD[UD4(1)] Department dated 18.08.2022.
  15. This office DC advice letter sent to the applicant through online, dated 19.01.2023.
  16. Applicant remitted DC and other charges to CMDA through online dated 15.02.2023.

The Planning Permission Application received for the Proposed Group Housing Development consisting of 2 Blocks - Block-A- Stilt +5 floors residential building with 30 dwelling units and Block - B- Stilt +5 floors residential building with 47 dwelling units (gym and multipurpose room at First Floor part)-Total 77 dwelling units (Height-18m) availing premium FSI at Old Door no. 51, New Door No. 48/7, Muthukumarappa Street, Saligramam, Chennai comprised in Old S.No.110/6 & 111/12, T.S.No.99/1, 99/2, 99/3, 99/4 & 99/5, Block no. 42 of Saligramam village within the limits of Greater Chennai Corporation has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the DC letter.

For TRUE VALUE HOMES INDIA PVT. LTD.

Director

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

Sl. No.	Charges	Total Amount	Amount remitted in Receipt No. and Dated
I	Scrutiny Fees	Rs.23,279.00	CMDA/PP/Ch/8376/2022 & dt. : 02 September, 2022
II	Scrutiny Fees	Rs.11,703.00	CMDA/PP/Ch/9158/2022 & dt. : 25 November, 2022
III	Scrutiny Fees	Rs.2,341.00	CMDA/PP/Ch/9582/2023 & dt. : 06 January, 2023
IV	Balance Scrutiny Fees	Rs.8,000.00	CMDA/PP/Ch/9689/2023 & dt. : 15 February, 2023
V	Development charges for land per Sq. m.	Rs.17,000.00	CMDA/PP/Ch/9689/2023 & dt. : 15 February, 2023
VI	Development charges for building per Sq. m.	Rs.1,19,000.00	CMDA/PP/Ch/9689/2023 & dt. : 15 February, 2023
VII	Regularisation charge for land	Rs.3,80,000.00	CMDA/PP/Ch/9689/2023 & dt. : 15 February, 2023
VIII	OSR Charges	Rs.2,45,94,000.00	CMDA/PP/Ch/9689/2023 & dt. : 15 February, 2023
IX	Security Deposit for Building	Rs.21,95,000.00	CMDA/PP/Ch/9689/2023 & dt. : 15 February, 2023
X	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/9689/2023 & dt. : 15 February, 2023
XI	I & A Charge	Rs.34,29,000.00	CMDA/PP/Ch/9689/2023 & dt. : 15 February, 2023
XII	Premium FSI Charges	Rs.2,53,77,000.00	CMDA/PP/Ch/9689/2023 & dt. : 15 February, 2023
XIII	Shelter Charges	Rs.43,86,000.00	CMDA/PP/Ch/9689/2023 & dt. : 15 February, 2023
XIV	IDC - CMWSSB (For sewerage area only)	Rs.25,53,000.00	CMDA/PP/Ch/9689/2023 & dt. : 15 February, 2023
XV	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/9689/2023 & dt. : 15 February, 2023

3. Two sets of approved Plans are Numbered as **OL-PP/NHRB/0059/2023** dated **17/02/2023** in **Planning Permit No. OL-00182** are sent herewith. The **Planning Permit** is valid for the period from **17/02/2023** to **16/02/2031**.
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.
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 Engineer / 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



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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. This Planning Permission is not final. The applicant has to approach the concerned Local Body 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. The Planning Permission issued under New Rule TNCD BR, 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos.6912 & 6913 of 2019.
12. 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

For TRUE VALUE HOMES INDIA PVT. LTD.



Director

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2023

Yours faithfully,

Signature valid

Name: JEYANTHA SORNAMANI A  
SORNAMANI A SORNAMANI A  
Designation: Assistant Planner  
Date: 02/21/2023 10:43:29  
PM

Name: JEYANTHA SORNAMANI A  
SORNAMANI A

Designation: Assistant Planner

Date: 21 February, 2023

For

Member Secretary

CMDA

Encl :

1. Two copies of approved plan
2. Two copies of Planning Permit

Copy To:

1.Mr.Prasanna Kumar

Door No.:37, Plot No.:Nil,

Fourth Cross Street,

Rainbow Nagar.

Pondicherry - 605011

Mobile No. - 9994800400

Email Id - prasana777@yahoo.com

2.The Deputy Planner

Enforcement Cell (Central), CMDA,

Chennai -600008.(With one set of approved plan).

3.The Commissioner of Income Tax

No.108, Mahatma Gandhi Road,

Mungambakkam, Chennai-600034.

4.The Member

For TRUE VALUE HOMES INDIA PVT. LTD.



Director

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Appropriate Authority  
No.108, Mahatma Gandhi Road,  
Nungambakkam, Chennai-600034.

5.The Chief Engineer,  
CMWSSB,  
No.75, Santhome High Road,  
Raja Annamalaipuram, MRC Nagar,  
Chennai-600028.

6.The Chairperson,  
TNRERA,  
Door No.1A, 1st Floor,  
Gandhi Irwin Bridge Road,  
Egmore, Chennai-600008.

For TRUE VALUE HOMES INDIA PVT. LTD.



Director



பெருநகர சென்னை மாநகராட்சி  
Greater Chennai Corporation  
நகரமைப்பு பிரிவு  
Town Planning Section-Works  
கட்டிட அனுமதி

Building Permission  
(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)  
(1919 MCMC Act Section 238)

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கட்டிட அனுமதி எண்/ Building Plan No		தீட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN10/00086/2023		CMDA/PP/NHRB/C/0480/2022 - 06/01/2023	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N10	N129	02/03/2023	25/02/2023
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		Mr.PRASANNA KUMAR-Door No:37,FOURTH CROSS STREET, RAINBOW NAGAR, PONDICHERRY-605011.	
சேவாபாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:OLD No:51, NEW No:48/7,Block No:42,Survey No:T.S.No:99/1,99/2,99/3,99/4&99/5, Muthukumarappa Street Lane,Saligramam,Saligramam,Saligramam, Chennai, 600093	
Building License Fees		1190000	
Road cut charges - CMWSSB SEWERAGE		22300	
Road cut charges - CMWSSB, WATER		16700	
Road cut charges - TNEB		16700	
Scrutiny Fees		10700	
Workers Welfare Board		2872800	
மொத்தக் கட்டணம்/ Total (In Rs.)		4129200	

Amount (in words): Rupees Forty One Lakhs Twenty Nine Thousands Two Hundred Only

Payment Details:

DD Number: 530901

Amount 4129200  
(In Rs.):

Date: 01/03/2023

Bank: ICICI BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

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

அனுமதி கால முடிவு  
Permit Valid upto

01/03/2028  
01/03/2028



Digitally Signed by Balamurali  
Date: 02-Mar-2023 (18:09:11)

Executive Engineer (T.P.)

For TRUE VALUE HOMES INDIA PVT. LTD.

Director

