



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)

கட்டிட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN09/00374/2022		PP/NHRB/S(B2)/0611/2021 - 01/11/2022	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N09	N126	09/12/2022	09/11/2022
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		Dr. A. Kavitha-Old No:192 &193, New No: 174 & 176, Ramakrishna Mutt Road, Mandaveli, Chennai -600028.	
சேவையின் தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:OLD No:102&103, NEW No:192 & 193,Block No:89,Survey No:RS.No:4129/3 & 4129/9, Ramakrishna Mutt Road,Mandavelipakkam,Mandavelipakkam,Mylapore, Chennai, 600028	
Building License Fees		128100	
Road cut charges - CMWSSB SEWERAGE		37100	
Road cut charges - CMWSSB, WATER		37100	
Road cut charges - TNEB		37100	
Scrutiny Fees		600	
Street Alignment Charges		97200	
Workers Welfare Board		167700	
மொத்தக் கட்டணம்/ Total (In Rs.)		504900	

Amount (in words): Rupees Five Lakh Four Thousand Nine Hundred Only

Payment Details:

DD Number: 007318 Amount 504900 Date: 29/11/2022 Bank: HDFC BANK
(In Rs.):

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 08/12/2027
Permit Valid upto 08/12/2027



Digitally Signed by K
Sundararajan
Date: 09-Dec-2022 (13:23:57)
Executive Engineer (T.P.)

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

Website: www.cmdachennai.gov.in

Letter No. PP/NHRB/S(B2)/0611/2021

Dated:01.11.2022

To

The Principal Chief Engineer
Greater Chennai Corporation
Ribbon Building
Chennai - 600 003.

Sir,

Sub: CMDA - APU - (B Channel - South Division) - Planning
Permission for the regularization of existing Stilt floor + 3 floors
Commercial Office use building at old D.No.102 & 103, New Door
No.192 & 193 R.K.Mutt Road, Mandaveli, Chennai-28 Comprised
in R.S.No.4129/3 & 4129/9, Block No.89 of Mylapore Village
within the limit of Greater Chennai Corporation - Approved and
forwarded to Local Body for issue of Building Permit - Regarding.

Ref:

1. The PPA received in SBC No.CMDA/PP/NHRB/S/0611/2021 dated.19.10.2021.
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, Municipal Administration and Water Supply (MA.I) Dept. dated 4.2.2019.
6. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
7. Tamil Nadu Government Gazette Notification No.83 Dated31.01.2022.
8. G.O.(Ms).No.19, H&UD Department Dated 02.03.2022.
9. The Govt Lr No 3953/UD/VII(1) Dated 18.04.2022
10. This office DC advice sent to the applicant through online dated 20.09.2022.
11. The applicant's letter dated 23.09.2022.

The Planning Permission Application is for the regularization of existing Stilt floor + 3 floors Commercial Office use building at old D.No.102 & 103 New Door

No.192 & 193 R.K.Mutt Road, Mandaveli, Chennai-28 comprised in R.S.No.4129/3 & 9 Block No.89 of Mylapore Village within the limit of Greater Chennai Corporation in the reference 1st cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 10th cited.

2. The applicant has remitted the following charges in the reference 11th cited.

Sl. No.	Description	Total Amount	
1.	Development Charges for land and Building	Rs.12,000/-	Receipt No.B0022204 dated 23.09.2022
2.	Scrutiny Fee	Rs.4,000/-	
4.	I&A charges	Rs.52,000/-	
5.	Security Deposīt for Building	Rs.2,03,000/-	
6.	Security Deposit for Display Board	Rs.10,000/-	
7.	MIDC Charges	Rs.2,27,000/-	
8.	Flag day charges	Rs.500/-	

3. Two sets of approved Plans are Numbered as PP / NHRB /281 /2022 dated .11.2022 in Planning Permit No. 15058 are sent herewith. The Planning Permit is valid for the period from 01.11.2022 to 31.10.2030.

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 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 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.

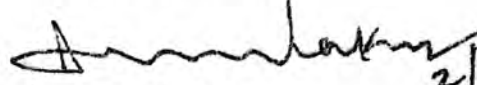
9. The applicant is requested to intimate the Enforcement Cell, CMDA at all the stages of construction of building Viz, namely (i) Commencement of construction, (ii) Plinth level and (iii) Last storey and apply for Completion Certificate along with the order of continuance accorded for different stages by CMDA'

10. This Planning Permission is not final. The applicant has to approach the Principal Chief Engineer, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

11. Applicant shall not commence construction without building approval from the Local Body concerned.

12. 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,


For Senior Planner 2/11/22

Doh
2/11/2022

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

Copy to:

1. Tmt.Dr.A.Kavitha
Old Door No 192&193
New Door No 174&176
Ramakrishna Mutt Road ,Mandaveli,
Chennai - 28
2. The Member
Appropriate Authority
108, Uthamar Gandhi Salai
Nungambakkam, Chennai - 600 034.
3. The Commissioner of Income Tax
No.168, Mahatma Gandhi Road
Nungambakkam, Chennai - 600 034.
4. The Chief Engineer,
CMWSSB
No.75, Santhome High Road,
Raja Annamalaipuram, MRC Nagar,
Chennai-600028
5. The Senior Planner
Enforcement Cell CMDA,
Chennai - 600 008.
6. RERA
Door No.1A, 1st floor
Gandhi Irwin Bridge Road
Egmore, Chennai-600008

Chennai Metropolitan Development Authority,
PLANNING PERMIT

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

PERMIT No. 15058
PP/NHRB/281/2022

Date of Permit 11.2022
Tmt. Dr. A. Kavitha
Old door No. 192 & 193

File No PP/NHRB/SCB22/0611/2021 New door No. 174 & 176

Name of Applicant with Address Ramakrishna Mutt Road, Mandaveli
Ch-28.

Date of Application 19.10.2021.....

Nature of Development : ~~Layout/Sub-division of Land/Building construction/~~
Charge in use of Land/Building


PP for the regularization of existing still floor
Site Address ~~Plot 102 & 103, R.K. Mutt Road, Mandaveli, Chennai-28~~ 3, floor & Commercial

Office use building at old door No. 102 & 103 New door
Division No. No. 192 & 193 R.K. Mutt Road, Mandaveli, Chennai-28,
Comprised in Old R.S. No. 4129/3 & 4129/9 Block No.
89 of Mylapore Village.....

Development Charge paid Rs 12,000/- Challan No B0022204 Date 23.09.2022

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 11.2030..... 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. 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

E.S
1/11/2022