



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

Letter No.PP/NHRB/S(B1)/053/2022,

Dated.27.07.2022

To

The Principal Chief Engineer,
Greater Chennai Corporation,
Ribbon Building, Chennai 600003

Sir,

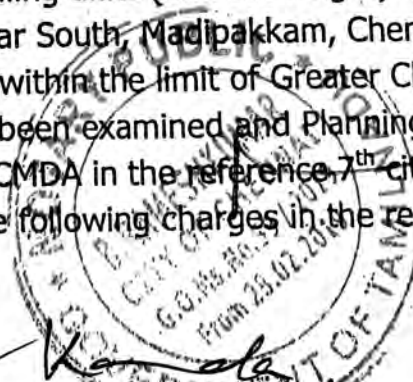
Sub: CMDA – Area Plans Unit - 'B' Channel (South) - Planning Permission Application is for the proposed construction of Stilt floor + 3 floors Residential Building with 12 dwelling units (11.93m height) **availling premium FSI** at Plot No.1205,14th Main Road,Ram Nagar South, Madipakkam,Chennai 600091 bearing S.No.123/1C of Madipakkam 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/053/2022, dated.31.01.2022.
 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 DC letter ever No. dated.26.05.2022.
 8. Applicants letter dated.08.07.2022.

The Planning Permission Application is for the proposed construction of Stilt floor + 3 floors Residential Building with 12 dwelling units (11.93m height) **availling premium FSI** at Plot No.1205,14th Main Road,Ram Nagar South, Madipakkam, Chennai 600091 bearing S.No.123/1C of Madipakkam 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 7th cited.

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

For SRINITHI HOMES



i)	Development charges	₹ 18,500/-
ii)	Scrutiny Fee	₹ 2,000/-
iii)	Regularization charges	Nil
iv)	Open space & reservation charges	Nil
v)	Security Deposit for Building	₹ 2,63,000/-
vi)	Security Deposit for Display Board	₹ 10,000/-
vii)	Security Deposit for Septic Tank	₹ 12,000/-
viii)	Infrastructure & Amenities Charges	₹ 3,65,000/-
ix)	Premium FSI Charges	₹ 7,12,000/-
x)	Shelter charges	Nil
xi)	MIDC Charges	Nil

Receipt No.B0021728,
dated.8.07.2022

3. Two sets of approved Plans are numbered as **PP/NHRB/230/2022, dated.27. 07.2022, Planning Permit No.15007** are sent herewith. The Planning Permit is valid for the period from **.27.07.2022 to 26.07.2030**.

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 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

For SRINITHI HOMES

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,
[Signature]
for **Senior Planner**
Area Plans Unit
Ad
29/7/2022

Encl:

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

Copy to:

1. **Tvl.1.K.Govindarajan & 2.G.Kamala**
Plot No.6, 4th Main Road, Ram Nagar
South, Madipakkam, Chennai 600091
2. **The Deputy Planner**
Enforcement Cell (South), CMDA, Chennai – 8.
(With one set of approved plans).
3. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road, Nungambakkam,
Chennai-34.
4. **The Member**
Appropriate Authority
No.108, Mahatma Gandhi Road, Nungambakkam,
Chennai-34.
5. **The Chair Person,**
TNPERA, CMDA Tower II
No.1A, Gandhi Irwin Bridge Road
Egmore, Chennai, 600 008



For **SRINITHI HOMES**
[Signature]
Authorised Signatories

[Signature]

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 15007

Date of Permit 27.07.2022

PP/NHRB/230/2022

Tvl. I. K. Govindarajan
& 2. G. Kamala

File No. PP/NHRB/5(2)/0053/2022

Plot No. 6, 4th Main Road

Name of Applicant with Address

Ram Nagar South,
Madipakkam,
Chennai. 600091

Date of Application 31.01.2022

Nature of Development : Layout/Sub-division of Land/Building construction/
proposed constn. of 5th floor + 3 floors residential Building with
Site Address 12th & 15th (14.93m height) at

Division No.

Plot No. 1205, 14th Main Road,
Ram Nagar South, Madipakkam, Chennai
in S. No. 123/1A of Madipakkam
Village

Development Charge paid Rs. 18500/-

Challan No. B0021728

Date 8.7.2022

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 26.07.2030 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

27/7/22

For SRINITHI HOMES
Authorised Signatories





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 CE:BA/WDCN14/00327/2022		தட்ட அனுமதி எண் / Plan Submission No PP/NHRB/S(B1)/053/2022 - 27/07/2022	
மண்டலம் / Zone N14	கோட்டம் / Ward N188	அனுமதி நாள் / Approval Date 14/10/2022	மனுபெறப்பட்ட நாள் / Application Date 01/09/2022
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address K.GOVINDRAJAN AND G. KAMALA-PLOT No: 6, 4th MAIN ROAD, RAM NAGAR SOUTH, MADIPAKKAM, CHENNAI - 600091.			
சேவையின் தன்மை / Service Type Building Permit for CMDA Approved Plan			
மனை அமைவிடம் / Plot address Plot No:1205, Survey No:S.No:123/1C, RAM NAGAR SOUTHSOUTH, RAM NAGAR 14TH MAIN ROAD, RAM NAGAR, MADIPAKKAM, Madipakkam, Chennai, 600091			
Building License Fees		124900	
Regularisation Charges (penalty under section 244A)		87200	
Road cut charges - CMWSSB SEWERAGE		21400	
Road cut charges - CMWSSB. WATER		16000	
Road cut charges - TN&B		16000	
Scrutiny fees		600	
Tentative improvement charges		118000	
Workers Welfare Board		174200	
மொத்தக் கட்டணம் / Total (In Rs.)		558300	

Amount (in words): Rupees Five Lakh Fifty Eight Thousands Three Hundred Only

Payment Details:

DD Number: 249873

Amount 558300
(In Rs.):

Date: 07/10/2022

Bank: BANK OF BARODA

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்புளிக்கும்படி 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

13/10/2027
13/10/2027



Digitally Signed by K
Sundararajan
Date: 14-Oct-2022 (17:40:42)

Executive Engineer (T.P.)

For SRINITHI HOMES

S. Sunath
S. Sunath
Authorised Signatories

[Signature]