



**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/0613/2022**

Date : 25/04/2023

To

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

Sir,

**Sub:** CMDA-Area plans Unit - NHRB (Central)- Planning Permission for the Proposed construction of Stilt Floor + 5 floors Residential building with 10 dwelling units (Height-18.30m) availing premium FSI at Old Door no 13 B, New Door no 10, Brahadambal Road, Nungambakkam, Chennai comprised in T.S. Nos-140/3 & 141/14, Block no- 21, Nungambakkam village lying within Greater Chennai Corporation limits – 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/0613/2022, dated 27.10.2022.
  2. This Office letter even No.(via online) dated 05.02.2023.
  3. Applicant letter with Revised plan (via online) dated 14.02.2023.
  4. G.O.Ms.No.86, H&UD Department dated 28.03.2012
  5. G.O.Ms.No.78, H&UD Department dated 4.5.2017.
  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 Department, dated 04.02.2019 and published in Government Gazette No.43, Extraordinary Part-III, Section 1(a). dated 04.02.2019.
  9. 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. G.O.Ms.No.19, H&UD[UD4(1)] Department dated 02.03.2022.
  12. G.O.Ms.No.152, H&UD[UD4(1)] Department dated 18.08.2022.
  13. This office DC advice letter sent to the applicant through online, dated 15.03.2023.
  14. Applicant remitted DC and other charges to CMDA through online dated 11.04.2023.
  15. U.O.Note No.TDR/14889/2022, Dated 10.04.2023.

The Planning Permission Application received for the Proposed construction of Stilt Floor + 5 floors Residential building with 10 dwelling units (Height-18.30m) availing premium FSI at Old Door no 13 B, New Door no 10, Brahadambal Road, Nungambakkam, Chennai comprised in T.S. Nos-140/3 & 141/14, Block no- 21, Nungambakkam village lying within Greater Chennai Corporation limits has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the DC letter.

Premium FSI Charges for a sum of Rs. 41,46,000/- mentioned in Para 2 Sl.No.IX has been adjusted vide DRC No. 105/2022 (i), dated 27.10.2022 as mentioned in the Reference 15th cited above.

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

Sl. No.	Charges	Total Amount	Amount remitted in Receipt No. and Dated
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I	Scrutiny Fees	Rs.3,567.00	CMDA/PP/Ch/8892/2022 & dt. : 27 October, 2022
II	Scrutiny Fees	Rs.1,783.00	CMDA/PP/Ch/9943/2023 & dt. : 13 February, 2023
III	Balance Scrutiny Fees	Rs.2,000.00	CMDA/PP/Ch/10155/2023 & dt. : 11 April, 2023
IV	Development charges for land per Sq. m.	Rs.3,000.00	CMDA/PP/Ch/10155/2023 & dt. : 11 April, 2023
V	Development charges for building per Sq. m.	Rs.19,000.00	CMDA/PP/Ch/10155/2023 & dt. : 11 April, 2023
VI	Security Deposit for Building	Rs.3,36,000.00	CMDA/PP/Ch/10155/2023 & dt. : 11 April, 2023
VII	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/10155/2023 & dt. : 11 April, 2023
VIII	I & A Charge	Rs.5,44,000.00	CMDA/PP/Ch/10155/2023 & dt. : 11 April, 2023
IX	Premium FSI Charges	Rs.41,46,000.00	CMDA/PP/RC/0023/2023 & dt. : 11 April, 2023
X	IDC - CMWSSB (For sewerred area only)	Rs.3,90,000.00	CMDA/PP/Ch/10155/2023 & dt. : 11 April, 2023
XI	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/10155/2023 & dt. : 11 April, 2023

3. Two sets of approved Plans are Numbered as **OL-PP/NHRB/0156/2023** dated **25/04/2023** in **Planning Permit No. OL-00286** are sent herewith. The **Planning Permit** is valid for the period from **25/04/2023** to **24/04/2031**.
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 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 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 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 TNCDBR, 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

Yours faithfully,

**Signature valid**

Name : Y.Kaviya  
Designation : Assistant Planner  
Date : 26/04/2023 7:12:52 PM

Name: Y.Kaviya

Designation: Assistant Planner

Date: 26 April, 2023

For

Chief Planner

Area Plan Unit

**Encl :**

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

**Copy To:**

1. Mr.P.Kruthivas(GPA)&Mr.Jayakumar Govindaraj(GPA)

Door No. 26 Plot No. F-Block

Ethiraj HouseF-Block

1st Street

Chennai-600040

Contact No: 9444190954

gomathi@pushkarproperties.in

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,

Nungambakkam, Chennai-600034.

4. The Member

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.



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](mailto:mcmda@tn.gov.in)

Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

**PLANNING PERMIT**

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

File No. : CMDA/PP/NHRB/C/0613/2022

Planning Permission No. : OL-PP/NHRB/0156/2023

Permit No. : OL- 00286

Date of Permit: 25.04.2023

Name of Applicant with Address : P.Kruthivas (GPA), & Jayakumar Govindaraj(GPA)  
Door No. 26 Plot No. F-Block  
Ethiraj House F-Block  
1st Street  
Chennai-600040  
Contact No: 9444190954  
[gomathi@pushkarproperties.in](mailto:gomathi@pushkarproperties.in)

Date of Application : 27.10.2022

Nature of Development: Building : Proposed construction of Stilt Floor + 5 floors Residential building with 10 dwelling units (Height-18.30m) availing premium FSI

Site Address : Old Door no 13 B, New Door no 10, Brahadambal Road, Nungambakkam, Chennai comprised in T.S. Nos-140/3 & 141/14, Block no- 21, Nungambakkam village lying within Greater Chennai Corporation limits

Development Charges & Other charges Paid : Rs. 22,000/- (Rs. Twenty Two thousand Only)

Receipt No : CMDA/PP/Ch/10155/2023 & CMDA/PP/RC/0023/2023, Dated 11.04.2023

Permission is granted to the building according to the authorized copy of the plan attached hereto and subject to the condition mentioned below:

The permit expires on 24.04.2031. The building construction work should be completed as per plan before the expiry date. If it is not possible to complete the construction, then fresh Planning Permission Application has to be submitted for continuing the construction work. The Rules that may be currently in force at that time will be applicable.

Yours faithfully

Digitally signed by  
YUVARAJ KAVIYA  
Date: 2023.04.27  
12:51:10 +05'30'  
For MEMBER SECRETARY



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

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவில் படி)

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN09/00202/2023		CMDA/PP/NHRB/C/0613/2022- 14/02/2023	
மண்டலம் / Zone	சாட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுப்பப்பட்ட நாள் / Application Date
N09	N113	23/05/2023	16/05/2023
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		P.Kruthivas GPA And Jayakumar Govindaraj GPA-DOOR No:26,PLOT No:F-BLOCK, ETHIRAJ HOUSE, F-BLOCK 1st STREET, CHENNAI-600040.	
சேவையின் விவரம் / Service Type		Building Permit for CMDA Approved Plan.	
மனை அனுமதி / Plot address		Door No: OLD:13B, NEW:10, Block No:21, Survey No:T.S.No140/3&141/14, Bragathambal Street, Nungambakkam, Nungambakkam, Nungambakkam, Chennai-600034	
Building License Fees		163400	
Road cut charges - CMWSSB SEWERAGE		24100	
Road cut charges - CMWSSB WATER		18100	
Road cut charges - TNEB		18100	
Scrutiny Fees		1800	
Workers Welfare Board		446100	
மொத்தக் கட்டணம் / Total (In Rs.)		671600	

Amount (in words): Rupees Six Lakh Seventy One Thousands Six Hundred Only

Payment Details:

DD Number: 086537

Amount: 671600  
(In Rs.):

Date: 18/05/2023

Bank: KARUR VYSYA 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 22/05/2028

Permit Valid upto 22/05/2028



Digitally Signed by Balamurali  
Date: 23-May-2023 (15:56:30)

Executive Engineer (T.P.)