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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: [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/0358/2022**  
**Planning Permission No.** : **OL-PP/NHRB/0031/2022**  
**Permit No.** : **OL-00031** **Date of Permit:21.10.2022**

Name of Applicant with Address	: M/S M.K.Constructions rep by its Partner Thiru N.Doss and V.Karthikeyan, Door No. 23B, Metrocity Phase 1, Ayanambakkam, Chennai
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Date of Application : 18.07.2022

Nature of Development: : Proposed construction of Stilt Floor + 3 Residential Building with 15 dwelling Units.

Site Address	: Plot No.30, Metro City Phase 1, 7.2m wide Layout Road, Ayanambakkam, Chennai comprised in Old S.No.148part and 180part, New S.No.148/21 and 180/22 of Ayanambakkam Village within Thiruverkadu Municipality limit
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Development Charge Paid : Rs. 16,000/- (Rupees Sixteen thousand only)

Receipt No : CMDA/PP/Ch/8692/2022, Dated.03.10.2022

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 21.10.2030. 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

or MK CONSTRUCTIONS

*N. Doss*  
*V. Karthikeyan*

Partner

For MEMBER SECRETARY

Digitally signed by A  
JEYANTHA  
SORNAMANI  
Date: 2022.10.21  
16:40:39 +05'30'

1. According to Section 79 of the T. & C. P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority under section 49 or sub section (1) of section 54 may appeal to the Government within two months from the date on which the decision or order was communicated.
2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the Planning Permission in the event of Planning Permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.

or MK CONSTRUCTIONS

*N. S. S.*  
*J. S. S.*

Partner



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Letter No.PP/NHRB/S/0358/2022,

Dated: 21.10.2022

To

The Commissioner,  
Ayanambakkam Village,  
Thiruverkadu Municipality,  
Chennai.

Sir,

**Sub:** CMDA – Area Plans Unit - 'B' Channel (South) - The Planning Permission Application is for the Proposed construction of Stilt Floor +3 Residential Building with 15 dwelling units at Plot No.30, Metro City Phase 1, 7.2m wide Layout Road, Ayanambakkam, Chennai comprised in Old S.No.148part and 180part, New S.No.148/21 and 180/22 of Ayanambakkam Village within Thiruverkadu Municipality limit – 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/0358/2022, dated 18.07.2022
  2. This office Particular letter sent through online on 03.08.2022
  3. Revised Plan received through online on 22.08.2022
  4. G.O.Ms.No.86, H&UD Department dated 07.06.2022
  5. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
  6. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
  7. G.O.MS.No.18, Municipal Administration & Water Supply (MA-I) Dept, dated 04.02.2019.
  8. WP (MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 /2019 dated 12.04.2019.
  9. G.O.(Ms).No.19, H&UD (UD4(1)) Department dated 02.03.2022.
  10. DC and other charges sent to the applicant in this office Online letter even No. dated 30.09.2022
  11. Applicant's DC remittance of letter received through online dated 30.09.2022.

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For MK CONSTRUCTIONS

*N. S. S.*  
*A. S. S.*

Partner

The Planning Permission Application is for the Proposed construction of Stilt Floor +3 Residential Building with 15 dwelling units at Plot No.30, Metro City Phase 1, 7.2m wide Layout Road, Ayanambakkam, Chennai comprised in Old S.No.148part and 180part, New S.No.148/21 and 180/22 of Ayanambakkam Village within Thiruverkadu Municipality limit received in the reference 1<sup>st</sup> cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 10<sup>th</sup> cited.

2. The applicant has remitted the following charges in the reference 11<sup>th</sup> cited.

i)	Development charges	₹ 16,000/-	<b>Receipt No.</b> <b>CMDA/PP/Ch/</b> <b>8692/2022</b> <b>Dated 03.10.2022</b>
ii)	Scrutiny Fee	₹ 1,000/-	
iii)	Security Deposit for Building	₹ 2,60,000/-	
iv)	Security Deposit for Display Board	₹ 10,000/-	
v)	Infrastructure & Amenities Charges	₹ 3,67,000/-	
vi)	Security Deposit for STP	₹ 15,000/-	
vii)	Flag Day	₹ 500/-	

3. Two sets of approved Plans are numbered as **OL-PP/NHRB/0031/2022** dated **21.10.2022** in **Planning Permit No. OL-00031** are sent herewith. The Planning Permit is valid for the period from **21.10.2022** to **20.10.2030**.

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 sole responsibility of the applicant / developer /Power Agent and the Structural

**For MK CONSTRUCTIONS**

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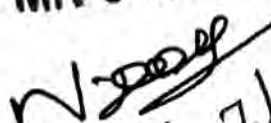
Engineers / License Surveyor / Architects who has signed in the plan to ensure the safety during construction and after construction and also for the continued structural stability of the buildings. In this regard, applicant along with the Architect and Structural Engineer and Construction Engineer has 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. This Planning Permission is not final. The applicant has to approach the Executive Officer, Thiruverkadu Municipality for issue of Building Permit under the Local Body Act.
10. Applicant shall not commence construction without building approval from the Executive Officer, Thiruverkadu Municipality.
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.

or MK CONSTRUCTIONS

  
Partner

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'

Your's faithfully,



Digitally signed  
by A JEYANTHA  
SORNAMANI  
Date: 2022.10.21  
16:42:16 +05'30'

for Senior Planner

**Encl:-**

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

**Copy to: -**

1. **M/S M.K.Constructions rep by its Partner**  
Thiru N.Doss and V.Karthikeyan,  
Door No. 23B, Metrocity Phase 1,  
Ayanambakkam,  
Chennai
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 Chairperson,**  
**TNRERA,**  
No.1A, 1<sup>st</sup> Floor,  
Gandhi Irwin Bridge Road,  
Egmore, Chennai-600008.

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**For MK CONSTRUCTIONS**

*N. Doss*  
1.21.22

**திருவேற்காடு நகராட்சி ஆணையர் அவர்களின் செயல்முறைகள்**  
**முன்னிலை :- திரு. H.இரமேஷ், B.L.,**

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ந.க.எண். 4241/2022/எப்1

நாள் :12.01.2023

**பொருள் :** மனைப்பிரிவு அனுமதி -திருவேற்காடு நகராட்சி-அயனம்பாக்கம் கிராமம்-சர்வே எண்.148/21, 180/22-ல் 5318 சதுர மீட்டர் நிலப்பரப்பில் குடியிருப்பு மனைப்பிரிவிற்கு இறுதி ஒப்புதல் வழங்கி உத்திரவிடப்படுகிறது - தொடர்பாக

**பார்வை :** 1. உறுப்பினர் செயலர், சென்னை பெருநகர் வளர்ச்சிக் குழுமம், சென்னை அவர்களின் கடிதம் PP/NHRB/S/0358/2022 நாள்:21.10.2022

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**உத்தரவு :-**

திருவேற்காடு நகராட்சி எல்லைக்கு உட்பட்ட அயனம்பாக்கம் கிராமம்-சர்வே எண்.148/21,180/22-ல் 5318 சதுர மீட்டர் நிலப்பரப்பில் குடியிருப்பு ஒப்புதல் வேண்டி M/S. M.K.Constructions Rep by its Partner Thiru.N.Doss and V.Karthikeyan என்பவர் உறுப்பினர் செயலர், சென்னை பெருநகர் வளர்ச்சிக் குழுமம், சென்னை அவர்களுக்கு விண்ணப்பம் சமர்ப்பிக்கப்பட்டது.

மேற்படி மனுதாரரின் விண்ணப்பம் உறுப்பினர் - செயலர், சென்னை பெருநகர் வளர்ச்சிக் குழுமம், சென்னை அவர்களால் பரிசீலனை செய்யப்பட்டு, PPD/L.O.No.OL-00031 தொழில்நுட்ப ஒப்புதல் வழங்கப்பட்டுள்ளது. அதனை தொடர்ந்து மேற்கண்ட இடத்தில் மனுதாரர் குடியிருப்பு மனைப்பிரிவு அமைக்க இத்துடன் இணைத்துள்ள வரைபடத்தில் குறிப்பிட்டுள்ள நிபந்தனைக்குட்பட்டு இறுதி ஒப்புதல் வழங்கப்படுகிறது.

**பெறுநர் :**

M/S. M.K.Constructions Rep by its Partner Thiru.N.Doss and V.Karthikeyan  
No.23B, Metrocity Ph-1  
Ayanambakkam  
Chennai-600 095.

**நகல் பணிந்து சமர்ப்பிக்கப்படுகிறது :-**

உறுப்பினர் - செயலர், சென்னை பெருநகர் வளர்ச்சிக் குழுமம், சென்னை.

For MK CONSTRUCTIONS

N. Doss