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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

Website: www.cmdachennai.gov.in

Letter No. PP/NHRB/S/0221/2022

Dated: 16.08.2022

To

The Principal Chief Engineer
Greater Chennai Corporation
Ripon Building
Chennai - 600003.

Sir,

- Sub: CMDA - APU - (B Channel - South Division) - Planning Permission for the Existing Stilt floor + 4 floors + 5th floor (Part) Residential Building with 10 Dwelling units (18.0m Height) availing Premium FSI at Door No.7 & 8, 28th Cross street, 17th Cross street & 18th cross street, Indira Nagar, Adyar, Chennai - 600 020 Comprised in S.No.50/2B6, T.S.No.7/2, Block No.13 of Thiruvanmiyur 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/0221/2022 dated.12.04.2022
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, 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. G.O.(Ms).No.19, H&UD Department Dated 02.03.2022.
8. This office DC advise sent to the applicant dated 07.07.2022.
9. The applicant's letter dated 05.08.2022.

The Planning Permission is for the Existing Stilt floor + 4 floors + 5th floor (Part) Residential Building with 10 Dwelling units (18.0m Height) availing Premium FSI at Door No.7 & 8, 28th Cross street, 17th Cross street & 18th cross street, Indira Nagar, Adyar, Chennai - 600 020 Comprised in S.No.50/2B6, T.S.No.7/2, Block No.13 of Thiruvanmiyur Village within the limit of Greater Chennai Corporation in

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the reference 1st cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 8th cited.

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

Sl. No.	Description	Total Amount	Receipt No.B0021926 dated 05.08.2022
1.	Development Charges for land and Building	Rs.16,000/-	
2.	Scrutiny Fee	Rs.3,000/-	
3.	Premium FSI Charges	Rs.37,49,000/-	
4.	I&A charges	Rs.3,57,000/-	
5.	Security Deposit for Building	Rs.2,31,000/-	
6.	Security Deposit for Display Board	Rs.10,000/-	
7.	MIDC Charges	Rs.2,68,000/-	
8.	Flag day charges	Rs.500/-	

3. Two sets of approved Plans are Numbered as **PP / NHRB / 245 /2022 dated 16.08.2022** in **Planning Permit No.15022** are sent herewith. The **Planning Permit** is valid for the period **from 16.08.2022 to 15.08.2030**.

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.

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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,


17/8/22
For Member Secretary
16/8/2022

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

Copy to:

1. Thiru.Sandip Kumar Dey
Door No.L64/21,
Aishwarya Colony, Adyar,
Chennai-600020.
2. The Member
Appropriate Authority
108, Uthamar Gandhi Salai
Nungambakkam, Chennai – 600 034.
3. The Commissioner of Income Tax
No.108, 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)

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[7]

PERMIT No. **15022**

Date of Permit **16.8.2022**

PP/NHRB/245/2022

File No PP/NHRB/S/221/2022

Name of Applicant with Address **Thiru. Sandip Kumar Dey GFA**
of M/s. SMCA Charitable Trust & 5
others
S.No. 264/2022
Nagar, Chennai, Alyar,
Date of Application **12.1.2022**

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

for the proposed construction of **5th floor + 4 floors**
Site Address **Plot 5, 15th floor (part), Residential building with**
10 dwelling units (18.0m height) available with Premium BSF
Division No. **2nd door no. 7 & 8, 28th cross street, Indira**
Nagar, Chennai 20, Comprised in S.No. 50/236, T.S.No.
7/2 (as per Plan), Block No. 13 of Thiruvananthapur Village.

Development Charge paid **Rs. 16,000/-** Challan No. **36 02/1926** Date **5.8.2022**

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.

6. The permit expires on **15.8.2030** 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
violation to the approved plan and in violation of rules: Planning permit will
not be renewed.

M. S. Senthil Kumar
For MEMBER SECRETARY

[Signature]

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CONDITIONS

- Note : 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 or 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.

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பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
 நகரணைப்பு 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/WDCN13/00347/2022		PP/NHRB/S/0221/2022 - 16/08/2022	
கோட்டம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுப்புகட்ட நாள் / Application Date
N13	N173	10/11/2022	30/08/2022
மனுப்பாளர் பெயர் மற்றும் முகவரி / Applicant name & address		SANDIP KUMAR DEY-DOOR No: L64/21, AISHWARYA COLONY, ADYAR, CHENNAI-600020.	
சேவை / Service Type		Building Permit for CMDA Approved Plan	
முகவரி / Plot address		Door No: 7 & 8, Block No: 13, Survey No: T.S/7/2, 17th, 18th & 28th CROSS STREET, Ist Main Road, Indira Nagar(N173), Adyar(N173), Thiruvanniyur, Chennai, 600020	
Building License Fees		103900	
Road cut charges - CMWSSB SEWERAGE		21400	
Road cut charges - CMWSSB, WATER		16000	
Road cut charges - TNEB		16000	
Scrutiny Fees		600	
Workers Welfare Board		148400	
மொத்தக் கட்டணம் / Total (In Rs.)		306300	

Amount (in words): Rupees Three Lakh Six Thousand Three Hundred Only

Payment Details:

DD Number: 052280 Amount 306300 Date: 07/11/2022 Bank: HDFC BANK
 (In Rs.):

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்புமிகப்பாட்ட உணர்ப்பு நடைமுறை 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 09/11/2027
 Permit Valid upto 09/11/2027



Digitally Signed by K
 Sundararajan
 Date: 10-Nov-2022 (15:21:04)
 Executive Engineer (T.P.)