



**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/0353/2023**

Date : 27/07/2023

To

The Principal Chief Engineer,  
 Greater Chennai Corporation,  
 Chennai 600003

Sir,

Sub: CMDA – Area Plans Unit - NHRB (Central) - Revised Planning Permission for the proposed construction of Still floor + 5 floors (Height - 18.30m) Residential Building with 8 dwelling units availing Premium FSI at Plot No.8, New Door No.130, Old Door No.114, Habibullah Road T.Nagar, Chennai 600017 comprised in Old S.No.8124/1 (Pt), T.S.No.8124/6, Block No.107 of T.Nagar Village within the limit of Greater Chennai Corporation – Approved and forwarded to Local Body for the issue of Building Permit – Reg.

- Ref:
1. PPA received in SBC No. CMDA/PP/NHRB/C/0353/2023, dated 16.05.2023.
  2. This office letter even no. (via online) Dated 11.07.2023
  3. Applicant letter (via online) Dated 11.07.2023
  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, Municipal Administration & Water Supply (MAI) Dept, dated 04.02.2019.
  9. CMDA office order No.7/2019, dated.12.03.2019
  10. Earlier Planning permission issued in PP. No. OL-PP/NHRB/0103/2023, Permit No. OL - 00230 in letter No. CMDA/PP/NHRB/C/0116/2023 dated 18.03.2023
  11. This office online DC letter dated. 24.07.2023
  12. Applicant paid DC and other charges through online on 25.07.2023

The Revised Planning Permission Application is for the proposed construction of Still floor + 5 floors (Height - 18.30m) Residential Building with 8 dwelling units availing Premium FSI at Plot No.8, New Door No.130, Old Door No.114, Habibullah Road T.Nagar, Chennai 600017 comprised in Old S.No.8124/1 (Pt), T.S.No.8124/6, Block No.107 of T.Nagar 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 DC letter.

The following charges already remitted in Receipt No. CMDA/PP/Ch/10263/2023, dated 17.03.2023 in the earlier approval issued in P.P No. OL-PP/NHRB/0103/2023 in letter No. CMDA/PP/NHRB/C/0116/2023 dated 18.03.2023 has been adjusted and the earlier planning permission issued in the reference 10th cited is hereby cancelled.

1. DC for Land - 4000/-
2. DC for Building - 20000/-
3. SD for Building - 3,57,000/-
4. I & A Charges - 5,83,000/-
5. Premium FSI Charges - 2,11,52,000/-
6. MIDC for CMWSSB - 4,15,000/-

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

Sl. No.	Charges	Total Amount	Amount remitted in Receipt No. and Dated
I	Scrutiny Fees	Rs.3,817.00	CMDA/PP/Ch/10786/2023 & dt. : 15 May, 2023
II	Scrutiny Fees	Rs.1,908.00	CMDA/PP/Ch/11335/2023 & dt. : 11 July, 2023
III	Balance Scrutiny Fees	Rs.3,000.00	CMDA/PP/Ch/11435/2023 & dt. : 25 July, 2023
IV	Security Deposit for Building	Rs.4,000.00	CMDA/PP/Ch/11435/2023 & dt. : 25 July, 2023
V	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/11435/2023 & dt. : 25 July, 2023
VI	IDC - CMWSSB (For sewerage area only)	Rs.5,000.00	CMDA/PP/Ch/11435/2023 & dt. : 25 July, 2023
VII	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/11435/2023 & dt. : 25 July, 2023

3. Two sets of approved Plans are Numbered as **OL-PP/NHRB/0283/2023** dated **27/07/2023** in **Planning Permit No. OL-00418** are sent herewith. The **Planning Permit** is valid for the period from **27/07/2023** to **26/07/2031**.
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 TNCDPR, 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 SHANMUGASUNDARI U  
 Designation Assistant Planner  
 Date 07.07.2023 4:22:58 PM

Name SHANMUGASUNDARI U

Designation Assistant Planner

Date 27 July 2023

For

Chief Planner

Area Plan Unit

**Encl :**

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

Copy To:

1. Mr. R.V. Sundar,

GPA for 1.Thiagarajan Sivasailam, 2.Valli Kandaswamy, 3.Lakshmi Shanmugam, 4.D.Sivasailam and 5.Uma Mari

Door No. 19/1, 3rd Cross Street,  
19/1, Raja Annamalaipuram,  
Chennai – 600 028  
Mobile No. – 98412 92747  
Email Id – legal@ceebros.com

2. The Deputy Planner

Enforcement Cell (South), 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,  
No.1A, 1st Floor,  
Gandhi Irwin Bridge Road, Egmore,  
Chennai-600008. (With one set of approved plan).



**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/0353/2023  
**Planning Permission No.** : OL-PP/NHRB/0283/2023  
**PermitNo.** : OL-00418 **Date of Permit:** 27.07.2023

**Name of Applicant with Address** : Thiru.R.V.Sundar  
 GPA for 1.Thiagarajan Sivasailam, 2.Valli Kandaswamy,  
 3.Lakshmi Shanmugam, 4.D.Sivasailam and 5.Uma Mari  
 Door No. 19/1, 3<sup>rd</sup> Cross Street,  
 19/1, Raja Annamalaipuram,  
 Chennai – 600 028  
 Mobile No. – 98412 92747  
 Email Id – legal@ceebros.com

**Date of Application** : 16.05.2023  
**Nature of Development: Building** : Proposed construction of Stilt floor + 5 floors (Height - 18.30m) Residential Building with 8 dwelling units availing Premium FSI

**Site Address** : Plot No.8, New Door No.130, Old Door No.114, Habibullah Road T.Nagar, Chennai 600017 comprised in Old S.No.8124/1 (Pt), T.S.No.8124/6, Block No.107 of T.Nagar Village within the limit of Greater Chennai Corporation

**Development Charge Paid** : Rs.24,000/- (Rupees Twenty Four thousand only)  
**Receipt No** : CMDA/PP/Ch/10263/2023, Dated.17.03.2023

Permissions 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 26.07.2031. 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 SHANMUGASUNDAR  
 Date: 2023.07.27 17:00:48 +05'30'  
 for MEMBER SECRETARY

### CONDITIONS

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.



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		கட்டிட அனுமதி எண்/Plan Submission No	
CEBA/WDC/N09/00293/2023		CMDA/PP/NHRB/C/0353/2023 - 11/07/2023	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி தேதி / Approval Date	மனுப்பப்பட்ட தேதி / Application Date
N09	N113	10/08/2023	28/07/2023
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		R. V. SUNDAR GPA-FOR I.THIAGARAJAN SIVASAILAM,2.VALLI KANDASWAMY,3.LAKSHIMI SHANMUGAM, 4.D.SIVASAILAM & 5.UMA MANI, DOOR No:19/1,3RD CROSS STREET, RAJA ANNAMALAIPURAM, CHENNAI-600028.	
சேவையளிக்கும் தகவல் / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:NEW:130, OLD:114,Block No:107,Plot No:8, Survey No:T.S.No:8124/6, Habibullah Road,T Nagar,T.Nagar,Thyagaraya Nagar, Chennai, 600017	
Building License Fees		34100	
Road cut charges - CMWSSB SEWERAGE		1100	
Road cut charges - CMWSSB, WATER		1100	
Road cut charges - TNEB		1100	
Scrutiny Fees		1900	
Workers Welfare Board		76700	
மொத்தக் கட்டணம்/ Total (In Rs.)		116000	

Amount (in words): Rupees One Lakh Sixteen Thousands Only

Payment Details:

DD Number: 575396

Amount 116000  
(In Rs.):

Date: 09/08/2023

Bank: RATNAKAR BANK LTD

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  
Permit Valid upto

09/08/2028  
09/08/2028



Digitally Signed by K  
Sundararajan  
Date: 10-Aug-2023 (16:11:46)  
Executive Engineer (T.P.)