

Brundarani
PP/NHRB/N/0680/2021

BY REGISTERED POST WITH ACK DUE



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

E-mail: miscmda@tn.gov.in

Website: www.cmdachennai.gov.in

Letter No. PP/NHRB/N/680/2021 Dated: 08 .04.2022

To

The Principal Chief Engineer
Greater Chennai Corporation
Ribbon Building
Chennai – 600 003.

Sir,

Sub: CMDA – APU – ‘B’ Channel (North) – The Planning Permission application received for the proposed construction of Stilt + 5 Floors Residential Building with 10 Dwelling units availing with Premium FSI at Plot No.1888, Door No. 36, 18th Street and 25th Street, Anna Nagar, Chennai - 600 040 comprised in S.No.134 Part (As per Doc), Old S.No. 134/2 Part, T.S.No.210, I - Block , Ward - 1, Block No. 42 of Villivakkam Village, Aminjikarai Taluk within the limit of Greater Chennai Corporation Remittance- Approved and forwarded to Local Body for issue of Building Permit - Regarding.

- Ref: 1. The PPA received in SBC No. CMDA/PP/NHR/N/680/2021, dated 19.11.2021
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. G.O.Ms.No.19, H&UD [UD4(1)] Department dated 02.03.2022
7. CMDA office order No.7/2019 dated 12.3.2019.
8. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
9. This office DC advice sent to the applicant in this office letter even No. dated 27.01.2022
10. The applicant's letter dated 04.04.2022

1. The Planning Permission for the proposed construction of Stilt + 5 Floors Residential Building with 10 Dwelling units availing with Premium FSI at Plot No. 1888, Door No. 36, 18th Street and 25th Street, Anna Nagar, Chennai - 600 040 comprised in S.No.134 Part (As per Doc), Old S.No. 134/2 Part, T.S.No.210, I - Block , Ward - 1, Block No. 42 of Villivakkam Village, Aminjikarai Taluk within the limit of Greater Chennai Corporation limit 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 9th cited.
2. The applicant has remitted the following charges in the reference 10th cited.

Sl. No.	Description	Total Amount	
1.	Development Charge	Rs.20,000 /-	
2.	Scrutiny charges	Rs.2,000/-	
3.	Infrastructure & Amenities charges	Rs.5,03,000/-	
4.	Security Deposit for Building	Rs.3,21,000/-	Vide Receipt No.CMDA/PP/CH /6568/2022 Dated: 01.04.2022
5.	Security Deposit for display board	Rs. 10,000/-	
6.	CMWSSB Charges	Rs.3,39,000/-	
7.	Premium FSI charges	Rs.69,01,000/-	
8.	Flag day charges	Rs.500/-	

3. Two sets of approved Plans are Numbered as PP /NHRB /97/2022 dated. 08.04.2022 in Planning Permit No.14774 are sent herewith. The Planning Permit is valid for the period from 08.04.2022 to 07.04.2030.

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 Govt. in G.O.Ms.No.112, H&UD Dept. dated 22.6.2017, to carry out the provisions of Real Estate (Regulation and 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".**

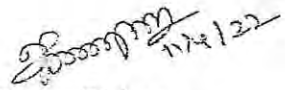
9. The applicant is requested to intimate the Enforcement cell, CMDA at all the stages of construction of building viz, namely (i) Commencement of Construction, (ii) Plinth level and (iii) Last storey and apply for Completion Certificate along with the order of continuance accorded for difference stages 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.

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,


For Senior Planner
Area Plans Unit

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

Copy to:

1. M/s.India Builders (Chennai) Limited
Rep by its director Mr.U.Preetam Karthik
GPA of G.V.Gopinath and 2 others,
AA-36, 3rd Street, 3rd Main Road,
Anna Nagar, Chennai – 600040.
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.

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4. **The Senior Planner**
Enforcement Cell CMDA,
Chennai – 600 008.
5. **The Chief Engineer**
CMWSSB
No.1, Pumping Station Road,
Chintadripet,
Chennai – 600 002
6. **The Chairperson,**
TNRERA
Door No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008

Brendarani

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 14774

Date of Permit ...08...04.2022

PP/NHRB/97/2022

File No. P.P./NHRB/N/680/2021 M/s. India Builders (Chennai)

Rep. by its Director U. Preetam Ltd.,

Name of Applicant with Address: Karthik G.P.A. of G.V. Gopinath
& 2 others
AA-36, 3rd street,
3rd Main Road, Anna Nagar,
Chennai-40.

Date of Application ...19.11.2021.

Chennai-40.

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

PP for the proposed construction of Stilt + 5 floors
Site Address: Residential building with 10 dwelling
units availing with Premium FSI at Plot no.

Division No. 1888, doorna 36, 18th Street and 25th street
Anna Nagar, Ch. 40. Comprised in S.no. 134 Pt (as per doc)
Olds.no. 134/2 pt, T.S.No. 210, I Block, Ward-1, Block
No. 42 of Villivakkam village

Development Charge paid Rs 20,000/- Challan No. CMA/PP/CH/6568/2022 Date 04.2022

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 67/4/2030 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.

18
7/4/22

For MEMBER SECRETARY



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரமைப்பு பிரிவு
Town Planning Section-Works
கட்டிட அனுமதி

Building Permission

(1919 ஆர்.ஆன்.டி.ன் 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/WDCN08/00157/2022		PP//NHRB/N/680/2021 - 08/04/2022	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N08	N095	31/05/2022	19/04/2022
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		Ms India Builders Chennai Limited Rep.by its Director Mr. U. Prectam Karthik GPA-OF G.V. Gopinath & 2 Others, AA-36, 3rd Street, 3rd Main Road, Anna Nagar, Chennai - 600040.	
சேவையாண்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:36,Block No:42, WARD-I,Plot No:1888, Survey No:TS.No:210, 18th Street & I-Block 25th Street,I Block,Anna Nagar West,Villivakkam, Chennai, 600040	
Building License Fees		148600	
Road cut charges - CMWSSB SEWERAGE		21400	
Road cut charges - CMWSSB, WATER		16000	
Road cut charges - TNEB		16000	
Scrutiny Fees		600	
Workers Welfare Board		209000	
மொத்தக் கட்டணம்/ Total (In Rs.)		411600	

Amount (in words): Rupees Four Lakh Eleven Thousands Six Hundred Only

Payment Details:

DD Number: 109698 Amount 411600 Date: 23/05/2022 Bank: AXIS BANK LTD.
(In Rs.):

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 30/05/2027
Permit Valid upto 30/05/2027



Digitally Signed by K
Sundararajan
Date: 31-May-2022 (16:44:13)
Executive Engineer (T.P.)