



7

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,
Web site: www.cmdachennai.gov.in

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

File No. : CMDA/PP/NHRB/S/0080/2023
Planning Permission No. : OL-PP/NHRB/0179/2023
Permit No. : OL-00309 **Date of Permit: 11.05.2023**

Name of Applicant with Address : M/s.NGB Capital,
Represented by its partner Thiru.Kalpana Jain
No.20, C1 Crystal Lawn, Haddows Road,
Chennai 600008.

Date of Application : 08.02.2023

Nature of Development: Building : Proposed construction of Stilt floor + 5 floors (18.30m height)
Residential Building with 4 dwelling units availing Premium
FSI

Site Address : New Door No.224, Old Door No.280, J.J. Road, Teynampet,
Chennai 600018 comprised in R.S.No.1588/31, Block No.32
of Mylapore Village within the limit of Greater Chennai
Corporation

Development Charge Paid : Rs.21,000/- (Rupees Twenty One thousand only)

Receipt No : CMDA/PP/RC/0026/2023, Dated.06.05.2023

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 **10.05.2031**. 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 M
S SANTHOSH KUMAR
Date: 2023.05.11
10:50:47 +05'30'

For **MEMBER SECRETARY**



(69) 1)

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File No : CMDA/PP/NHRB/S/0080/2023

Date : 11/05/2023

To
The Principal Chief Engineer,
Greater Chennai Corporation,
Chennai-600003
Sir,

Sub: CMDA-Area plans Unit - NHRB (South) – The Planning Permission for the proposed construction of Stilt floor + 5 floors (Height - 18.30m) Residential Building with 4 dwelling units availing Premium FSI at New Door No.224, Old Door No.280, J.J. Road, Teynampet, Chennai 600018 comprised in R.S.No.1588/31, Block No.32 of Mylapore Village within the limit of Greater Chennai Corporation - Approved and forwarded to Local Body for issue of Building Permit - Reg

- Ref:
1. Planning Permission Application received in SBC No.CMDA/PP/NHRB/S/0080/2023 dated 08.02.2023.
 2. G.O.Ms.No.86, H&UD Department dated 28.03.2012.
 3. G.O.Ms.No.78, H&UD Department dated 4.5.2017.
 4. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
 5. Govt. letter No.6188/UD4 (3)/2017-8 received from H&UD Dept. dated 13.6.2017.
 6. G.O.(Ms).No.18 MAWS (MA-I) Department, dated 04.02.2019.
 7. CMDA office order No.7/2019, dated.12.03.2019
 8. This office online DC letter dated.
 9. Applicant paid DC and other charges through online on

The Planning Permission application for the proposed construction of Stilt floor + 5 floors (Height - 18.30m) Residential Building with 4 dwelling units availing Premium FSI at New Door No.224, Old Door No.280, J.J. Road, Teynampet, Chennai 600018 comprised in R.S.No 1588/31, Block No.32 of Mylapore 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

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.3,122.00	CMDA/PP/Ch/9873/2023 & dt. : 07 February, 2023
II	Balance Scrutiny Fees	Rs.4,000.00	CMDA/PP/RC/0026/2023 & dt. : 08 May, 2023
III	Development charges for land per Sq. m.	Rs.4,000.00	CMDA/PP/RC/0026/2023 & dt. : 08 May, 2023
IV	Development charges for building per Sq. m.	Rs.17,000.00	CMDA/PP/RC/0026/2023 & dt. : 08 May, 2023
V	Security Deposit for Building	Rs.2,94,000.00	CMDA/PP/RC/0026/2023 & dt. : 08 May, 2023
VI	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/RC/0026/2023 & dt. : 08 May, 2023
VII	I & A Charge	Rs.4,67,000.00	CMDA/PP/RC/0026/2023 & dt. : 08 May, 2023
VIII	Premium FSI Charges	Rs.94,34,000.00	CMDA/PP/RC/0026/2023 & dt. : 08 May, 2023

(75)

IX	IDC CMWSSB (if sewerage area only)	Rs 3,42,000.00	CMDA/PP/RC/0026/2023 & dt. 08 May, 2023
X	Flag Day Charge	Rs 500.00	CMDA/PP/RC/0026/2023 & dt. 08 May, 2023

- 3 Two sets of approved Plans are Numbered as **OL-PP/NHRB/0179/2023** dated **11/05/2023** in **Planning Permit No. OL-00309** are sent herewith. The **Planning Permit** is valid for the period **from 11/05/2023 to 10/05/2031**
- 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 WP (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: SANTHOSH KUMAR
M S
Designation: Asst Planner
Date: 05/05/2023 12:17:06
PM

Name: SANTHOSH KUMAR M S

Designation: Assistant Planner

Date: 15 May 2023

For

Chief Planner

Area Plan Unit

Encl:

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

Copy To

M/s NGB CAPITAL represented by its partner Mrs KALPANA JAIN
Door No 20
Plot No C1
Address Line1 C1 Crystal Lawn
Address Line2
Locality Haddows 1st St
City/Town Chennai

21
(75)

State -

Pincode 600008

The Member Appropriate Authority,
108, Uthamar Gandhi Salai,
Nungambakkam, Chennai- 600034

The Chief Engineer,
CMWSSB, No 1,
Pumping Station Road,
Chintadripet, Chennai - 600002

The Commissioner of Income Tax,
No 108, Mahatma Gandhi Road,
Nungambakkam, Chennai - 600034

The Deputy Planner,
Enforcement cell,
CMDA, Chennai - 600008

The Chairperson,
TNRERA
Door No 1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.



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		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN09/00244/2023		CMDA/PP/NHRB/S/0080/2023 - 08/02/2023	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுப்ப நாள் / Application Date
N09	N118	06/07/2023	05/06/2023
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		Ms. NGB CAPITAL-Rep. by its Partner Tmt. Kalpana Jain, No:20, C1 Crystal Lawn, Haddows Road, Chennai-600008.	
சேவை வகை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:New: 224, Old :280,Block No:32,Survey No:R.S.No:1588/31, J.J Road,Teynampet,Teynampet,Mylapore, Chennai, 600018	
Building License Fees		136000	
Road cut charges - CMWSSB SEWERAGE		20100	
Road cut charges - CMWSSB, WATER		15100	
Road cut charges - TNEB		15100	
Scrutiny Fees		1500	
Workers Welfare Board		383000	
மொத்தக் கட்டணம்/ Total (In Rs.)		570800	

Amount (in words): Rupees Five Lakh Seventy Thousands Eight Hundred Only

Payment Details:

DD Number: 273712

Amount 570800
(In Rs.):

Date: 16/06/2023

Bank: AXIS BANK LTD.

பின் குறியிட்ட 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

05/07/2028

Permit Valid upto

05/07/2028



Digitally Signed by K
Sundararajan

Date: 06-Jul-2023 (17:29:00)

Executive Engineer (T.P.)