

BY REGISTERED POST WITH ACK DUE

	<p align="center"><b>CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY</b>          Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,          Chennai - 600 008          Phone : 28414855 Fax: 91-044-28548416          E-mail: <a href="mailto:mcmda@tn.gov.in">mcmda@tn.gov.in</a>          Website: <a href="http://www.cmdachennai.gov.in">www.cmdachennai.gov.in</a></p>
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**Letter No. PP/NHRB/N/369/2022****Dated: 07.10.2022**

To

**The Principal Chief Engineer**

Greater Chennai Corporation

Ribbon Building

Chennai – 600 003.

Sir,

**Sub:** CMDA – APU – ‘B’ Channel (North) –The Planning Permission Application is for the Proposed Construction Stilt Floor + 5 Floors Residential Building With 10 Dwelling Units, Availing Premium FSI at Plot No:2, Door No: 49(2), 8 th cross street, Shenoy Nagar, Chennai-600030, Comprised in S. No:11 part, T.S. No: 88, Block No: 8, Ward -1 of Periyakudal Village, Aminjikarai Taluk 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/N/369/2022, dated 23.07.2022
  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. 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 particular letter dated 03.08.2022
  10. Revised Plan Received on dated 08.08.2022
  11. This office DC advice sent to the applicant Vide this office letter even No. dated 14.09.2022
  12. The applicant's remitted DC dated :19.09.2022

1. The Planning Permission is for the Proposed Construction Stilt Floor + 5 Floors Residential Building With 10 Dwelling Units, Availing Premium FSI at Plot No:2, Door No: 49(2), 8 th cross street, Shenoy Nagar, Chennai-600030, Comprised in S. No:11 part, T.S. No: 88, Block No: 8, Ward -1 of Periyakudal Village, Aminjikai Taluk within the limit of Greater Chennai Corporation 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 DC letter reference 11<sup>th</sup> cited.
2. The applicant has remitted the following charges in the reference 12<sup>th</sup> cited.

Sl. No.	Description	Total Amount	Vide Receipt CMDA/PP/CH/8513/2022 Dated: 19.09.2022.
1.	Development Charges	Rs.15,000 /-	
2.	Scrutiny charges	Rs.1,000/-	
3.	Security Deposit for Building	Rs.2,33,000/-	
4.	Security Deposit for display board	Rs.10,000/-	
5.	Infrastructure & Amenities charges	Rs.3,77,000/-	
6.	CMWSSB Charges	Rs.2,71,000/-	
7.	Flag day charges	Rs.500/-	
8.	Premium FSI Charges	Rs.3519000/-	

3. Two sets of approved Plans are Numbered as **OL-PP/NHRB/0028/2022** dated.07.10.2022 in Planning Permit No. **OL-00028** are sent herewith. The Planning Permit is valid for the period from **07.10.2022 to 06.10.2030**.

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.

**9. 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,



Digitally signed by  
RAVI CHANDRAN  
Date: 2022.10.07  
14:23:33 +05'30'

For Senior Planner  
Area Plans Unit

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

**Copy to:**

1. **M/s.Shri Raman Developers. Rep. by its Partner Thiru.Siddant Sailesh Hindocha**  
Door No.: 18, Plot No.: 46 B  
East 1st main Road, Shenoy Nagar,  
Chennai-600099  
Mobile No:9840282628  
Email Id: rethilagavathi2022@gmail.com
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 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.



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 கீழ்)

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண் / Building Plan No		கட்டிட அனுமதி எண் / Plan Submission No	
CEBA/WDCN08/00379/2022		PP/NIRB/N/369/2022 - 07/11/2022	
மண்டலம் / Zone	சாட்டம் / Ward	அனுமதி நாள் / Approval Date	மனு கொடுக்கப்பட்ட நாள் / Application Date
N08	N102	15/12/2022	09/11/2022
கட்பாட்டு வளர் அமைப்பு முகவரி / Applicant name & address		Ms SHRI RAMAN DEVELOPERS REP. BY-ITS PARTNER Mr.SIDDHANT SAILESH HINDOCHA, DOOR No:18, PLOT No:46B,East 1st Main Road, Shenoy Nagar,Chennai - 600099.	
பண்படுத்தல் வகை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:49(2),Block No:8,WARD-1,Plot No:2, Survey No:T.S.No:88, Shenoy Nagar 8th Cross Street,Shenoy Nagar (West),Shenoy Nagar,Peria Kudal, Chennai, 600030	
Building License Fees		119600	
Road cut charges - CMWSSB SEWERAGE		35800	
Road cut charges - CMWSSB. WATER		26900	
Road cut charges - TNEB		26900	
Scrummy Fees		600	
Workers Welfare Board		167700	
மொத்த கட்டணம் / Total (In Rs.)		377500	

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

Payment Details:

DD Number: 500007      Amount 377500      Date: 23/11/2022      Bank: ICICI BANK  
(In Rs.):

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்புளிக்கும்படி 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      14/12/2027  
Permit Valid upto      14/12/2027



Digitally Signed by K  
Sundararajan  
Date: 15-Dec-2022 (15:38:19)  
Executive Engineer (T.P.)





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](mailto:mscmda@tn.gov.in)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

5 plans + (65)  
2 permit copies  
with advise

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

File No. : CMDA/PP/NHRB/N/0369/2022  
Planning Permission No. : OL-PP/NHRB/0028/2022  
Permit No. : OL-00028 Date of Permit: 07.10.2022

Name of Applicant with Address : M/s.Shri Raman Developers. Rep. by its Partner  
Thiru.Siddant Salfesh Hindocha  
Door No.: 18, Plot No.: 46 B  
East 1st main Road, Shenoy Nagar,  
Chennai-600099

Date of Application : 23.07.2022  
Nature of Development Building : Proposed Construction Stilt Floor + 5 Floors Residential  
Building With 10 Dwelling Units, Availing Premium FSI.

Site Address : Plot No:2, Door No: 49(2), 8 th cross street, Shenoy Nagar,  
Chennai-600030, Comprised in S. No:11 part, T.S. No: 88,  
Block No: 8, Ward -1 of Periyakudal Village, Aminjikarai  
Taluk within the limit of Greater Chennai Corporation.

Development Charge Paid : ₹ 15,000/- (Rupees Fifteen Thousand only)  
Receipt No : CMDA/PP/Ch/8513/2022, Dated.19.09.2022

Permission is granted to the building according to the authorized copy of the plan attached here to and subject to the condition mentioned below.

The permit expires on 06.10.2030. 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



Digitally signed by RAVI  
CHANDRAN  
Date: 2022.10.07  
14:24:23 +05'30'

For MEMBER SECRETARY