

**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: [mcmda@tn.gov.in](mailto:mcmda@tn.gov.in)

Website: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No. PP/NHRB/S(B2)/0654/2021

Dated:09.06.2022

To

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

Sir,

Sub: CMDA – APU – (B Channel – South Division) – Planning Permission for the proposed construction of Stilt Floor + 5 floors (18.30m Height) Residential building availing premium FSI with 15 dwelling units at Plot No.1218,15<sup>th</sup> Main Road, Ram Nagar, Chennai-91 Comprised in S.No.126/6 (as per patta) of Madipakkam Village within 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(B2)/0654/2021,dated 08.11.2021.  
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. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019  
7. CMDA office order No.7/2019 dated 12.3.2019.  
8. This office DC advice sent to the applicant in this office letter even No. dated 08.03.2022.  
9. The applicant's letter dated 31.05.2022.

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The Planning Permission Application is for the proposed construction of Stilt Floor + 5 floors (18.30m Height) Residential building availing premium FSI with 15 dwelling units at Plot No.1218 15<sup>th</sup> Main Road, Ram Nagar, Chennai-91 Comprised in S.No.126/6 (as per patta) of Madipakkam Village within Greater Chennai Corporation Limit received 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 reference 8<sup>th</sup> cited.

2. The applicant has remitted the following charges in the reference 9<sup>th</sup> cited.

Sl. No.	Description	Total Amount
1.	Development Charges for land	Rs. 2,000/-
2.	Development Charges for Building	Rs. 16,000/-
3.	Scrutiny Fee	Rs. 2,000/-
4.	Regularisation Charges	Rs. 45,000/-
5.	I&A charges	Rs. 4,17,000/-
6.	Security Deposit for Building	Rs. 2,92,000/-
7.	Security Deposit for Display Board	Rs. 10,000/-
8.	Premium FSI Charges	Rs.28,79,000/-
9.	MIDC Charges	Rs. 3,07,000/-
10.	Flag day charges	Rs. 500/-

Transaction No.20346691 & Receipt No.CMDA/PP/Ch/6965/2022 dated 30.05.2022.

3. Two sets of approved Plans are Numbered as PP / NHRB / 168 /2022 dated 09.06.2022 in Planning Permit No. 14845 are sent herewith. The Planning Permit is valid for the period from 09.06.2022 to 08.06.2030

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.

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 Member Secretary



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

**Copy to:**

1. Th.A.B.Bharanidharan(GPA)  
Plot No.27 & 28 Apartment,  
Arumugam Street, Sri Ayya Nagar,  
Pallikaranai,  
Chennai-91
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

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'

**Chennai Metropolitan Development Authority  
PLANNING PERMIT**

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

PERMIT No. **14845**

Date of Permit .... **09.06.2022**

PP/NHRB/168/2022

**A. B. Baranidharan (GPA)**

File No **PP/NHRB/S(B.2)/654/2021**

**Plot No. 27228 Apartment,**

Name of Applicant with Address **Sri. Ayya Nagar, Pallikaranai, Ch-91.**

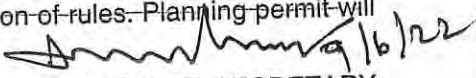
Date of Application **08.11.2021**....

Nature of Development : ~~Layout/Sub-division of Land/Building construction/~~  
Charge in use of Land/Building  
**PP for the proposed construction of still floor + 5 floors**  
Site Address **..(18.30m height).. Residential building.. availing**  
**Premium FSI with 15 dwelling units at plot No. 1218,**  
Division No. **15th Main Road, Ram Nagar, Chennai-91. Comprised**  
**in S.No. 126/6 (as per patta) of Madipakkam**  
**..... Village.**

Development Charge paid Rs **18,000/-** Challan No..... **Transaction 20346691** Date **30.05.2022**

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 ..... **08.06.2030**..... 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.~~

  
For MEMBER SECRETARY  
**A.B.**  
**7/6/2022**



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/WDCN14/00318/2022		PP//NIHRB/S(B2)/0654/2021 - 09/06/2022	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	முடிவெடுத்த நாள் / Application Date
N14	N188	06/10/2022	22/06/2022
முடிவெடுத்த பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		A.B.BARANIDHARAN GPA-Plot No: 27 & 28, APARTMENT, ARUMUGAM STREET, SRI AYYA NAGAR, PALLIKARANAI, CHENNAI- 600091.	
சேவையளவு / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Plot No:1218, Survey No:126/6, RAM NAGAR 15TH MAIN ROAD, RAM NAGAR, MADIPAKKAM, Madipakkam, Chennai, 600091.	
Building License Fees		128500	
Road cut charges - CMWSSB SEWERAGE		21400	
Road cut charges - CMWSSB, WATER		16000	
Road cut charges - TNEB		16000	
Scrutiny Fees		600	
Workers Welfare Board		171600	
மொத்தக் கட்டணம் / Total (In Rs.)		354100	

Amount (in words): Rupees Three Lakh Fifty Four Thousands One Hundred Only

Payment Details:

DD Number: 251592

Amount 354100  
(In Rs.):

Date: 29/09/2022

Bank: INDIAN OVERSEAS BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்புள்ளிச்செய்து வரைய 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 05/10/2027  
Permit Valid upto 05/10/2027



Digitally Signed by K  
Sundararajan  
Date: 06-Oct-2022 (15:50:56)

Executive Engineer (T.P.)