

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

Website: www.cmdachennai.gov.in

Letter No. PP/NHRB/S(B2)/0/0500/2021

Dated: 24.02.2022

To

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

Sir,

Sub: CMDA - APU - (B Channel - South Division) - Planning Permission is for the proposed construction of Stilt floor + 5 floors (18.00 m height) with 10 dwelling units availing premium FSI at Door No.28/15, Nanganallur 29th Street, Thillai Ganga Nagar, Chennai-61 comprised in T.S.No.7 Block No.23 Ward-B of Nanaganallur village 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/S/0500/2021, dated 06.09.2021.
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. CMDA office order No.7/2019 dated 12.3.2019.
 7. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
 8. This office DC advice sent to the applicant through online dated 06.01.2022.
 9. The applicant's letter dated 02.02.2022.

The Planning Permission Application is for the proposed construction of Stilt floor + 5 floors (18.00 m height) with 10 dwelling units availing premium FSI at Door No.28/15, Nanganallur 29th Street, Thillai Ganga Nagar, Chennai-61 comprised in T.S.No.7 Block No.23 Ward-B of Nanaganallur 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 reference 8th cited.

2. The applicant has remitted the following charges in the reference 9th cited.

Sl. No.	Description	Total Amount	Through e-payment dated 06.01.2022
1.	Development Charge	Rs. 17,000/-	
2.	Scrutiny Fee	Rs. 2,000/-	
3.	I&A charges	Rs. 3,90,000/-	
4.	Security Deposit for Building	Rs. 2,70,000/-	
5.	Security Deposit for Display Board	Rs. 10,000/-	
6.	MIDC	Rs. 2,85,000/-	
7.	Premium FSI Charges	Rs.23,40,000/-	

3. Two sets of approved plans are numbered as PP/ NHRB /42/2022 dated 24.02.2022 in Planning Permit No.14719 are sent herewith. The Planning Permit is valid for the period from 24.02.2022 to 23.02.2027.

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.

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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 Principal Chief Engineer, Greater Chennai Corporation 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 W.P.(MD) No.8948 of 2019 and WMP (MD) Nos.6912 & 6913 of 2019

Yours faithfully,



For Senior Planner
(B-South, APU)

24/2/22

24-2-2022

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

Copy to:

M/s. Avasaa Builders
GPA Rep. by its Proprietor
Mr. N.S. Sridhar
Flat No.2, Ground Floor, K.G. Nataraj Palace,
No.54, Saravana Street,
T.Nagar, Chennai-600017

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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,**
~~CMVSSB~~
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

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பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-Works

கட்டிட அனுமதி

Building Permission

(1919 ஆய்வுத்திட்டம் சென்னை மாநகராட்சி கட்டிடம் 238 விதி பிரிவின படி)

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண்/ Building Plan No		கட்டிட அனுமதி எண்/Plan Submission No	
CEBA/WDC/N12/00120/2022		PP/NHRB/S(B2)/0/0500/2021 - 24/02/2022	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுப்புகப்பட்ட நாள் / Application Date
N12	N164	05/05/2022	28/02/2022
மனுப்பாரின் பெயர் மற்றும் முகவரி / Applicant name & address		AVASAA BUILDERS-GPA REP. BY ITS PROPRIETOR Mr. N.S.SRIDHAR, FLAT No:2, GROUND FLOOR, K.G. NATARAJ PALACE, No:54, SARAVANA STREET, T. NAGAR, CHENNAI- 600017.	
சேவையின் வகை / Service Type		Building Permit for CMDA Approved Plan	
பகுதி அமைவிடம் / Plot address		Door No:28/15,Block No:23, WARD-B,Plot No:-, Survey No:T.S.No: 7, NANGANALLUR 29TH STREET,NANGANALLUR,THILLAIGANGA NAGAR,Nanganallur, Chennai, 600061	
Building License Fees		109800	
Road cut charges - CMWSSB SEWERAGE		35600	
Road cut charges - CMWSSB, WATER		26700	
Road cut charges - TNEB		26700	
Scrutiny Fees		600	
Tentative improvement charges		293700	
Workers Welfare Board		161300	
மொத்தக் கட்டணம்/ Total (In Rs.)		654400	

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

Payment Details:
DD Number: 506040 Amount 654400 Date: 13/04/2022 Bank: ICICI BANK
(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 04/05/2027



Digitally Signed by K