

BY RPAD



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

Letter No. EC/S-II/2434/2021

Dated 16.08.2021

To

The Superintending Engineer
Works Department
Greater Chennai Corporation
Rippon building
Chennai 600 003

Sir,

Sub: CMDA – Enforcement Cell (South-II Division) – Issue of Building Permit – Original approved plan and permit forwarded - Reg.

- Ref: 1) CMDA issued P.P. vide No.C/PP/M SB-IT/30 A to C/2014, Permit No.8175 in letter No.C3(S)/13704/2012 dated 23.06.2014.
- 2) Your letter No.WDC No.D3/CMDA/WDCN.15/00251/2014 dated 26.02.2021 along with original CMDA permit and plans
- 3) The applicant's representation dated 23.02.2021.

The applicant M/s. Sree Homes and others have informed that they will pay the building permit charges to Greater Chennai Corporation and requested to do the needful.

In this regard, it is pertinent to mention that the Authority in its Resolution No.94/2018 dated 14.11.2018, resolved as follows:

Application for CC after the PP validity period was discussed in detail and it was suggested that the application for CC shall be admitted without restriction on the PP validity period, as this will encourage the developments to confirm to the DCR / DR and CC norms and restrict the violations/deviations and in turn it will benefit the buyers. Hence suggested that the PP validity period resolved in the Authority Resolution may be dispensed with. Forfeiture of Security Deposit for the delayed submission does not arise as the PP validity period is not insisted".

In view of the above, the renewal of Planning Permission for the existing completed building does not arise.

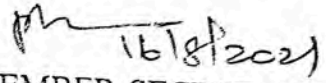
For SREE HOMES

[Handwritten Signature]
Partner

Therefore, you are requested to obtain the Building Permit charges due to Greater Chennai Corporation from the appellants and inform the same to this office at the earliest.

The original CMDA permit and Plans received from Greater Chennai Corporation in the reference 2nd cited is returned herewith for issuance of Building Permit.


Yours faithfully,


16/8/2021
For MEMBER-SECRETARY

Encl: Original plan and permit

Ccto:

1. The Principal Chief Engineer
Greater Chennai Corporation
Rippon Building
Chennai 600 003
2. M/s. Sree Homes & Others
23/2, Mahalakshmi Street,
T. Nagar, Chennai 600 017


16/8/2021

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Tuvaraj 95661 33366

Suresh 98411 89393

BY REGISTERED POST WITH ACK.DUE

From

The Member-Secretary
Chennai Metropolitan Development Authority,
No.1, Gandhi Irwin Road,
Thalamuthu - Natarjan Building
Egmore, Chennai: 600 008.

The Commissioner,
Corporation of Chennai,
"Ripon Buildings",
Chennai - 600 003.



Letter No. C3 (S)/13704/2012

Dated : 23.06.2014

Sir,

Handwritten notes:
Dwy/95 Sub:
C-mex/00251/2014
27.7.2014

CMDA - Area Plans Unit - MSB (S) Division - Planning Permission for the Proposed construction of Stilt floor + 7 floors Residential developments with 25 dwelling units and open Swimming Pool at Plot No.11, Sree Ayappa Industrial Complex, Natesan Main Road in Old S.No.350/1, 351/A1 & 351/A2, New S.No.350/5 & 351A/1A2 of Okkiam Thoraipakkam Village, Chennai, - Approved - Final plan forwarded to Local body for issue of building Licence - Reg.

- Ref:**
1. Planning Permission Application received in No. MSB / 998 /2012 dt.27.08.2012
 2. NOC from DF&RS issued in D.Dis.No.6568/C1/2013 dt.27.05.2013 PP/NOC No. 72/2013
 3. This office letter even No. dt.23.10.2013 addressed to Managing Director, SIPCOT and Managing Director, SIDCO
 4. Letter No.LA/SIPCOT-NOC/2013 dt.19.12.2013 from Principle Secretary Chairman & Managing Director, SIPCOT.
 5. Letter No.10502/SE/2013 dt.12.12.2013 from General Manager , SIDCO
 6. NOC from CMWSSB issued in Lr.No.CMWSSB/P&D/EE-III/SP/28 (2012-13)/2012 dt.03.10.2012.
 7. NOC from Police (Traffic) issued in Rc.No.Tr./Licence/1354/32757/2013 dt.06.01.2014
 8. This office letter even No. dt.26.02.2013 addressed to the Commissioner, Corporation of Chennai
 9. Letter No.Z.O.XV.WDC/D15/1239/2013 dt.08.05.2013 received from EE, Zone-XV, Corporation of Chennai,
 10. This office letter even No. dt.15.10.2012 & 31.05.2013
 11. Applicant letter dt.03.06.2013
 12. This office letter even No. dt.05.07.2013
 13. Your letter dt.17.07.2013, 30.07.2013, 07.08.2013, 11.09.2013 & 21.09.2013

Handwritten notes:
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2014

For SREE HOME

Handwritten signature: Suresh
Partner

14. Minutes of the 219th MSB Panel meeting held on 08.10.2013
15. Applicant letter dt.13.12.2013, 20.12.2013
16. This office letter even No. dt.26.12.2013 addressed to Government.
17. Minutes of the 221th MSB Panel meeting held on ~~08.10.2013~~ 28.1.2014
18. Government Letter (Ms) No.16 H&UD (UD I) Department dated.27.01.2014.
19. This office letter even No. dt.31.01.2014.
20. Applicant letter dt.10.02.2014.
21. This office letter even No. dt.27.02.2014 addressed to SRO, Neelangarai for GLV
22. GLV Received from SRO, Neelangarai dt.03.03.2014.
23. This office DC advice letter even No. dt.07.03.2014.
24. Applicant letter dt.10.02.2014 & 09.06.2014

The Planning Permission Application received in the reference 1st cited for the proposed construction of Stilt floor + 7 floors Residential developments with 25 dwelling units and open Swimming Pool at Plot No.11, Sree Ayappa Industrial Complex, Natesan Main Road in Old S.No.350/1, 351/A1 & 351/A2, New S.No.350/5 & 351A/1A2 of Okkiam Thoraipakkam Village, Chennai, has been examined and is approved subject to the fulfillment of the following conditions.

- i) The conditions listed by DF&RS in the reference 2nd cited.
- ii) The conditions listed by CMWSSB for SP in the reference 6th cited.
- iii) The conditions listed by Police (traffic) in the reference 7th cited.

2. The applicant has remitted the following charges:-

i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	₹ 80,000/- (Rupees Eighty thousand only) Receipt No.0964 dt.05.06.2014
ii)	Balance Scrutiny Fee	₹ 8,000/- (Rupees Eight thousand Only) Receipt No.0964 dt.05.06.2014
iii)	Regularization charge	₹ 1,30,000/- (Rupees One lakh thirty thousand only) Receipt No.0964 dt.05.06.2014

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iv)	Open space & reservation charge	₹ 33,50,000/- (Rupees Thirty three lakh fifty thousand only) Receipt No.0964 dt.05.06.2014
v)	Security Deposit (For Building)	₹ 14,20,000/- (Rupees Fourteen lakh twenty thousand only) Receipt No.SD/126 dt.05.06.2014
vi)	Security Deposit for Display Board	₹ 10,000/- (Rupees Ten thousand only) Receipt No.SD/126 dt.05.06.2014
vii)	Security Deposit for STP	₹ 30,000/- (Rupees Thirty thousand only) Receipt No.SD/126 dt.05.06.2014
viii)	Infrastructure & Amenities Charges	₹ 9,00,000/- (Rupees Nine lakh only) Receipt No.0965 dt.05.06.2014
ix)	Premium FSI Charge	Does not arise

The applicant has also furnished an undertaking to abide by the terms and conditions put forth by CMDA in the reference 23rd cited and furnished the undertaking deeds accepting the conditions put forth by DF&RS, Police (Traffic) and CMWSSB.

3. The Localbody 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 harvest structures shown in the approved plans to the satisfaction of the Authority will also be considered as a deviation to the approved plans and violation of DR and enforcement action will be taken against such development.

4. Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. This 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.

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 connected Building Rules under the respective Local Body Act 1920, such as Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality Act, Tamil Nadu Panchayat Act. The Planning Permission issued under the provision of Tamil Nadu Town & Country Planning Act 1971, does not cover the Structural Stability aspect.

For SREE HOMES



Partner

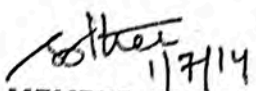
However, it is the sole responsibility of the applicant / developer / Power Agent and the Structural Engineers / License Surveyor / Architects who has signed in the plan to ensure the safety during construction and after construction and also for its continued structural stability of the buildings.


5. 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 consider only the aspect on 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.

6. Two sets of approved plans numbered as **C/ PP/ MSB-IT/30 A to C/ 2014, dated 23.06.2014 in PP No.8175** are sent herewith. The Planning Permit is **valid for the period from 23.06.2014 to 22.06.2017**
7. This approval is not final. The applicant has to approach the Commissioner, Corporation of Chennai for issue of building permit under the Local Body Act.

Yours faithfully,


For MEMBER-SECRETARY.


25-6-2014

Enclosure

1. Two sets of approved plans
2. Two copies of Planning Permit

Copy to:

1. **M/s. Sree Homes**
23/2, Mahalakshmi Street,
T.Nagar, Chennai 600 017.

