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Chennai Metropolitan Development Authority

PLANNING PERMIT

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

MIT No. 11947

08.03.2019

Date of Permit.....

C/PP/MSB/06 (A to E)/2019

File No. C3(N)/1642/2018

Name of Applicant with Address... THE EXECUTIVE ENGINEER
LADO, Anna Nagar Division
Thirumangalam, TNMB

Date of Application 01.02.2018
Chennai - 600 001

Nature of Development: Layout/Sub-division of Land/Building construction/Change in use of Land/Building

The proposed construction of MSB of 2 blocks

Site Address: With still floor + 13 floors Residential building with totally 260 DU with additional

Division No. PSD under L.R. Housing at SNS

1267/1 (pt), 2pt, 1328/3 (pt) 3B (pt), 3C (pt) of Korattur Village within Greater Chennai Corporation Limit. (Korattur Neighbourhood Scheme phase-2)

Development Charge paid Rs. 3,60,000/- Challan No. B008522 Date 26.11.2018

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.

07.03.2024

3. The permit expires on _____

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.

G.O. Ms. No. 137 H&UD
Dt: 27.9.2018, Dept.

For MEMBER SECRETARY
08.02.2019



பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department



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/WDCN07/00095/2019		C3(N)/1642/2018 - 08/03/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N07	N083	20/05/2019	20/05/2019
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		THE EXECUTIVE ENGINEER AND ADO- ANNANAGAR DIVISION TNHB, THIRUMANGALAM, CHENNAI - 600101.	
சேவாபாட்டு தன்மை / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Block No:40,Plot No:-, Survey No:TS:20,25TH - ST,NEGHRHOD SCH PH-I, KORATTUR,Korattur, CHENNAI, 600086	
Building License Fees		2189400	
Road cut charges - CMWSSB SEWERAGE		53000	
Road cut charges - CMWSSB, WATER		53000	
Road cut charges - TNEB		53000	
Scrutiny Fees		600	
மொத்தக் கட்டணம்/ Total (In Rs.)		2349000	

Amount (in words): Rupees Twenty Three Lakhs Forty Nine Thousands Only

M.W.G.W.F. DD Details : DD Number: 002682 Amount: 2670000 Rs. Date:04/05/2019 Bank:IDBI BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Sanctioned for CMDA Proposal- only for Building Permit Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

இந்த அனுமதி 19/11/2019

ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

முடிவு நாள் 19/05/2024

This Sanction will expire if the construction is not started with in 19/11/2019

If Construction started Building Permit is valid up to 19/05/2024

Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)

From
A.Bhoopathy, B.E., M.I.E., F.I.V.,
Executive Engineer & Ad.O,
Anna Nagar Division,
Tamil Nadu Housing Board,
Thirumangalam,
Chennai – 600 101.

To:
Tamil Nadu Real Estate Regulatory
Authority,
No.1A, First Floor,
Gandhi Irwin Bridge Road,
Egmore,
Chennai – 600 008.



Letter No. AND / Plg / 1891 / 2017

Dated. 29.07.2019

Sir,

4122

Sub: Tamil Nadu Housing Board – Anna Nagar Division – Construction of
260 LIG (MSB) Flats in Plot No .1324-B in Survey No 1267/1(pt),
1267/2(pt), 1323/3A(pt), 1323/3B(pt) & 1323/3C(pt) of Korattur Village,
Ambattur Taluk, Thiruvallur District under Self Finance Scheme –
Registration of Project – Additional particulars submitted – Approval
Requested – Regarding.

- Ref:**
- 1.CMDA planning permit No.11947, CMDA file No.C3 (N)/1642/2018,
dated 08.03.2019.
 2. Greater Chennai Corporations building plan
No.CEBA/WDC.No.7/00095/2019, dated 20.05.2019.
 3. This office letter even no dated 31.05.2019

The application for the registration of project in TNRERA for the construction work of
260 LIG (MSB) flats with stilt + 13 floors at plot No.1324-B, S.No.1267/1 part, 1267/2 part,
1323/3A part, 1323/3B part & 1323 / 3C part, Korattur village, Ambattur Taluk, Thiruvallur
District has been submitted for approval. Further it is informed that the following particulars
are furnished for kind perusal.

1. Water Supply:
 - a. It is proposed to provide 8 No's of Bore well in this scheme.
 - b. A water supply connection may be obtained from the CMWSSB and the
same is stored in the water guard sump and pumped into OHT in the
Building.
2. Sewage Disposal:
 - a. The sewage is disposed by way of getting sewage connection from
CMWSSB after making necessary arrangements as suggested by them.
3. The Solid Waste Disposal (Garbage) :
 - a. As per the Corporation norms necessary action will initiate to dispose the
garbage.
4. Renewable Energy:
 - a. Solar panels are to be provided in the roof of building as per CMDA norms.
5. Fire Fighting :
 - a. Provisions are given as per D.F.R.
 - b. Car parking: This scheme is a LIG scheme. it is not necessary/mandatory
for providing Car parking. Concerning the unit size. Concerning the space available
the car parking lots have been provided in this scheme. As per the procedure of TNRERA
the car parking shall be allotted to the allottees of this scheme by way of Conducting
auction among the allottees of this scheme.

8. Emergency evacuation service:

a. Provision are given as per the D.F.R NOC letter issued

8. Total Project Cost Rs.72,43,77,551.87/-.

9. License of the Architect

a. Architect Name – Eniyavan S R.

b. Reg No. CA/2015/69232 valid till 31.12.2028.

19. License of the Structural Engineer

a. Name of the Structural Engineer – Thiru.K.Chandran.

b. Reg No. SE/GR-I/19/04/092 valid upto 11.04.2024

10. Present stage of project colour photos are enclosed
12. Name of the Computer :- M/S. B.A.I. 12.1.12.12

Based on the above submitted particulars it is requested that necessary approval from M/S. BALAJI ASSOCIATES, N/A, ERNIYAN ST, Menikavasagar Edy may please be issued at an early.

RERA may please be issued at an early.

Encl: As Above

Executive Engineer & Ado
Anna Nagar Division

BY REGISTERED POST WITH ACK.DUE



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
ThalamuthusNatarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

E-mail: mscmda@tn.gov.in Web site: www.cmdachennai.gov.in

Letter No.C3(N)/1642/2018, Dated: 08.03.2019

To
The Commissioner,
Greater Chennai Corporation,
"Ripon Buildings",
Chennai – 600 003.

001087

14 MAR 2019

Sir,

Sub: CMDA – Area Plans Unit – MSB (North) Division – Planning Permission for the proposed construction of Multi storied building of 2 Blocks with Stilt Floor + 13 Floors • residential building with totally 260 dwelling units **with additional FSI under LIG Housing**, at S.No.1267/1(pt), 2pt, 1323/3Apt, 3Bpt, 3Cpt of Korattur Village in Korattur Neighborhood scheme Phase-I, Chennai, within the limits of Greater Chennai Corporation submitted by **The Executive Engineer & ADO, Anna Nagar Division, TNHB – Approved – Reg.**

- Ref :**
1. PPA received in MSB/2018/000014 dated 01.02.2018
 2. Minutes of the 240th MSB panel meeting held on 19.04.2018
 3. This office Letter even No. dated 03.05.2018
 4. TNHB's letter dated 10.05.2018 along with revised plan and particulars.
 5. NOC obtained from IAF in Lr.No. TAM/5218/1/ATC dated 19.03.2018
 6. NOC obtained from AAI in NOC ID : CHEN/SOUTH/B/030718/285134 dated 02.04.2018 valid upto 04.01.2026
 7. NOC obtained from Police (Traffic) in Rc.No.Tr. / 315 / 7206 / 2018, dated:05.06.2018
 8. NOC obtained from DF & RS in letter R.Dis.No.4593 / C1 / 2018, PP. NOC. No.80/2018 dated 15.06.2018
 9. This office letter even no. dated 11.06.2018 addressed to the Govt. H & UD Dept.
 10. Govt. Letter (Ms) No.137.H&UD,dated 27.09.2018.
 11. This office DC advice Letter even No. dated 22.10.2018
 12. TNHB's letter dated 06.12.2018 along with remittance receipt, revised plan and particulars.
 13. This office Letter even No. dated 18.01.2019
 14. TNHB's letter dated 10.05.2018 along with revised plan and particulars.

C3/1642/2018

15. TNHB's letter dated 24.01.2019 along with Structural design vetted by Anna University .

The Planning Permission Application received in the reference 1st cited for the the proposed construction of Multi storied building of 2 Blocks with Stilt Floor + 13 Floors residential building with totally 260 dwelling units **with additional FSI under LIG Housing**, at S.No.1267/1(pt), 2pt, 1323/3Apt, 3Bpt, 3Cpt of Korattur Village in Korattur Neighborhood scheme:Phase-I, Chennai, within the limits of Greater Chennai Corporation submitted by **The Executive Engineer & ADO**, Anna Nagar Division, TNHB has been examined and Planning Permission is issued based on the Govt. letter in the reference 10th cited and the usual conditions put-forth by CMDA including compliance of conditions listed in the NOCs issued by DF & RS, Police(Traffic), AAI, IAF and EIA Clearance in the references 5th to 8th cited.

2. The applicant has remitted the DC & Other charges vide receipt No. **B 008522** dated **26.11.2018** and Flag Day contribution vide receipt No. 2568523 to 2568527 dated 26.11.2018:-

Sl. No	Description	Amount to be remitted
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.3,60,000/- (Rupees Three Lakhs Sixty Thousand only)
ii)	Balance Scrutiny Fee	Rs.50,000/- (Rupees Fifty Thousands only) <i>(after adjusting the scrutiny fee already paid for this proposal)</i>
iii)	Regularisation charge for land	Not applicable
iv)	OSR Charges	Not applicable
v)	MIDC for CMWSSB **	Rs.29,00,000/- (Rupees Twenty Nine Lakhs only) **
vi)	Infrastructure & Amenities Charges	Rs.60,50,000/- (Rupees Sixty Lakhs and Fifty Thousand only)
vii)	Shelter Fee (75% of I&A)	Rs. 45,30,000/- (Rupees Forty five lakhs and Thirty Thousands only)
viii)	Flag day Contribution (by Cash)	Rs.500/- (Rupees Five Hundred only)

A A

**** DD for Rs.29,00,000/-** (Rupees Twenty Nine Lakhs only) furnished vide DD.No.529535, dt:23.11.2018 obtained from Union Bank of India, Anna Nagar Branch, drawn in favor of Managing Director, Chennai Metropolitan Water Supply and Sewerage Board, Chennai- 600 002.

3. The applicant has also furnished an undertaking in the reference 16th cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth DF & RS, Police (Traffic), AAI, IAF and Environmental Clearance.

4. The Planning Permission holder shall be responsible to ensure that the Building/ Structure in the adjoining site are not weakened/ damaged during the construction of Basement floor and also to provide lighting & ventilation and protection from the fire to the satisfaction of Director of Fire and Rescue Service.

5. The Applicant has to submit the necessary sanitary application directly to CMWSSB and only after due sanction he can commence the internal sewer works.

In respect of water supply, it may be possible for CMWSSB to extend water supply to a single sump for the above premises for purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 100 lpcd. In respect of requirement of water for other uses, the applicant has to ensure that he can make alternate arrangements. In this case also, the applicant should apply for the water connection, after approval of the sanitary proposal and internal works should be taken up only after the approval of the water application. 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.

6. 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.

7. 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. 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.

8. 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.

9. As per G.O.Ms.No.152, H&UD (UDI) Department dated 23.08.2017, installation of the Solar Photo Voltaic Panel system shall be mandatory and the same shall be provided with minimum 1/3rd of the total terrace area by the applicant.

10. The applicant shall provide temporary Lightning arrester during the Construction of the building.

11. The applicant must obtain all the mandatory NOC's/clearances from the appropriate authorities for the development, and also to comply with the conditions in the NOC'S/Clearances.

12. The applicant has to comply with all the conditions stipulated in the NOC issued by the DF&RS and Police (Traffic), AAI, IAF and Environmental Clearance.

13. 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.

14. Two sets of plan for the proposal is approved and numbered as Planning Permission No. C/PP/MSB/06 (A to E)/2019, dated 08.03.2019 in Permit No.11947 are sent herewith. The Planning Permission is valid for the period from 08.03.2019 to 07.03.2024.

16. This approval is not final. The applicant has to commence the project only after obtaining necessary Building Permit.

17. The Commissioner, Thiruverkadu Municipality is requested to take necessary further action for issue of Building Permit under the Local Body Act.

Yours faithfully,

Cp. 2
11/03/19
for **PRINCIPAL SECRETARY /
MEMBER-SECRETARY**

Encl:

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

Copy to:

- ✓ 1. **The Executive Engineer & ADO,**
Anna Nagar Division, TNHB,
Thirumangalam, Chennai -101
(This approval is not final. you have to approach the Commissioner, Greater Chennai Corporation for issue of Building Permit).
2. The Deputy Planner, Enforcement Cell (N)
CMDA, Chennai-8 *(with one set of approved plans)*
3. The Commissioner of Income Tax, No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai-34.
4. The Chief Engineer, TNEB, Chennai-2.
5. **Eniyavan.S.R, Principal Architect.,**
CA/2015/69232
Rdx Architects,
No.2, 4th Street, Kamaraj Nagar,
Sathya Garden, Saligramam,
Chennai-600 093.
Mobile No: 9884484148; email ID: principalarchitect@rdxgroup.in
6. **Thiru.P.K.CHANDRAN,BE.,ME.,(Struct)**
Structural Engineer,
No.15/7, Nallanna Mudali Street,
Royapettah,
Chennai- 600 014
7. **Dr.C.VENKATA PRASAD**
GEO MARINE CONSULTANT (P)
#11, 2nd Main Road, Kannappa Nagar
Thiruvannamiyur – 600 041
Mobile No: 9444026189
Email ID : info@geomarineindia.com



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Property Documentation & Workflow Tools

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

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Chennai, India

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