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Chennai Metropolitan Development Authority
PLANNING PERMIT
(Sec 49 of T & C. P. Act 1971)

35

PERMIT No. 12621

Date of Permit 03.07.2019

B/Non-High Rise Bldg /138 /2019

File No. SB/N/322/2019

Name of Applicant with Address Thiru S. Madhu Sudan No.1, Duraiarasan Street, Saligramam, Chennai -93.

Date of Application 17.05.2019

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

Site Address Stilt Floor + 3 Floors Residential Building

Division No with 9 Dwelling units at Plot No. 68 and 69, KVR Nagar, 2nd street comprised in S.No. 26/5A Part, 26/5B Part (As per Doc), S.No. 26/18 and 26/35 of Kadirvedu Village.

Development Charge paid Rs 10,000/- Challan No B0012428 Date 24.06.19

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 02.07.2024 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.

02/7/19

For MEMBER SECRETARY

2/7/19

02/7/19

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பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-North Region

கட்டிட அனுமதி

Building Permission

(1919 ஆம்ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)

(1919 MCMC Act Section 238)

கட்டட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN03/00164/2019		SB/N/0322/2019 - 03/07/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N03	N025	18/07/2019	18/07/2019
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		S.Madhu sudan-No:1, Durai Arasan Street, Saligramam,Chennai-600093	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Plot No:68 & 69, Survey No:26/18 & 35, 2ND STREET,KVR Nagar,KATHIRVEDU,Kathirvedu, Chennai, 600066	
Building License Fees		60400	
Road cut charges - CMWSSB SEWERAGE		9400	
Road cut charges - CMWSSB, WATER		7100	
Road cut charges - TNEB		7100	
Scrutiny Fees		600	
Workers Welfare Board		100700	
மொத்தக் கட்டணம்/ Total (In Rs.)		185300	

Amount (in words): Rupees One Lakh Eighty Five Thousands Three Hundred Only

Payment Details:

DD Number: 993818 Amount (In Rs.): 185300 Date: 16/07/2019 Bank: STATE BANK OF INDIA

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.

இந்த அனுமதி முடிவு நாள் 17/01/2020 17/07/2024

ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 17/01/2020

If Construction started Building Permit is valid up to 17/07/2024

Digitally Signed by A S Murugan
Date: 18-Jul-2019 (15:42:01)
Executive Engineer (T.P.)

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BY REGISTERED POST WITH ACK DUE

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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
Website: www.cmdachennai.gov.in

Letter No. Letter No.SB/N/0322/2019 Dated: 03.07.2019

To

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

Sir,

Sub: CMDA–APU–(B Channel–North Division) – Planning Permission Application for the proposed construction of Stilt floor + 3 floors Residential building with 9 dwelling units in Plot No.68 and 69, KVR Nagar, 2nd Street, comprised in S.No.26/5A part, 26/5B part (As per Document), S.No.26/18 and 26/35 of Kadirvedu Village within the limit of Greater Chennai Corporation - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

Ref:
1. Your PPA received in SBC No.CMDA/PP/SB/N/0322/2019, dated 17.05.2019.
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 & Water Supply (MA-I) Dept, dated 04.02.2019.
6. CMDA Office Order 7/2019 dated 12.03.2019.
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 vide this office letter even No. dated 14.06.2019.
9. The applicant's letter dated 24.06.2019.

****

The Planning Permission Application for the proposed construction of Stilt floor + 3 floors Residential building with 9 dwelling units in Plot No.68 and 69, KVR Nagar, 2nd Street, comprised in S.No.26/5A part, 26/5B part (As per Document), S.No.26/18 and 26/35 of Kadirvedu 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 6th cited.

P. Ramesh

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

1.	Development charges	Rs. 10,000/-	B-0012428 dated 24.6.2019
2.	Scrutiny Fee	Rs. 2,000/-	
3.	Regularisation charges	Rs.28,000/-	
4.	Security Deposit For Building	Rs.1,60,000/-	
5.	Security Deposit For Display Board	Rs. 10,000/-	
6.	Security Deposit For Septic Tank	Rs. 9,000/-	
7.	Infrastructure & Amenities Charges	Rs. 2,01,500/-	

3. Two sets of approved Plans are Numbered as B / NHRB / 138/ 2019 dated 03.07.2019 in Planning Permit No.12621 are sent herewith. The Planning Permit is valid for the period from 03.07.2019 to 02.07.2024.

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.

P. Pramesh

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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. 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.

9. Applicant shall not commence construction without building approval from the Local Body concerned.

10.Further the Planning Permission issued under New TNCD&BR, 2019 is subject to outcome of the Honourable High Court order in the reference 7th cited.

Yours faithfully,

04/11/21

for Deputy Planner
'B' Channel (North)

Encl: 1. Two sets of approved Plans

2. Two copies of Planning Permit

04/11/21

P. Ramesh

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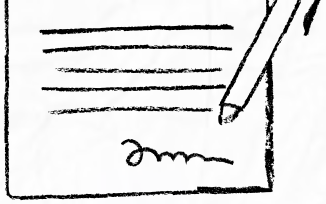

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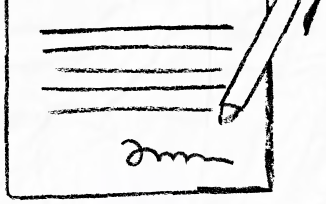

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