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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
ThalamuthuNatarajan 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.C3 (N)/14223/2017, Dated: 03.06.2019

To

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

Sir,

Sub: CMDA – Area Plans Unit – MSB (N) Division –Planning Permission Application for the proposed construction of Stilt Floor + 6 Floors Multi storied residential building with 60 dwelling units abutting West Street and Inner Circular Road, K.G Colony, Anna Nagar East, Kilpauk, Chennai-600010, in T.S. No. 81/1 part, Block No.7 of Egmore Village, 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/2017/000693 dated 03.10.2017
2. This office letter even no. dated 06.12.2017 addressed to the applicant.
3. Applicant letter dated 30.01.2018.
4. NOC issued by the Police (Traffic) in letter Rc. No.Tr./License/1406/30395/2017, dated 08.02.2018.
5. Minutes of the 240th MSB Panel meeting held on 19.04.2018.
6. This office Letter even No. dated 08.05.2018 addressed to the applicant.
7. Applicant letter dated 04.06.2018 along with revised plan and particulars.
8. This office letter even no. dated 28.06.2018 addressed to the Govt. H & UD Dept.
9. G.O.(Ms) No. 116 H & UD (UD I) Dept., dated 10.08.2018.
10. Govt. letter (Ms) No. 134 H & UD (UD I) Dept., dated 20.09.2018.
11. NOC issued by the DF & RS in letter R.Dis.No.2622/C1/2018 – PP.NOC.No.150/2018, dated 16.11.2018.
12. This office DC advice letter even No. dated 03.12.2018 addressed to the applicant.
13. This office Letter even No. dated 27.12.2018 along with Demand Draft No.529652, dt. 20.12.2018 addressed to the MD, CMWSSB.
14. Applicant letter dated 21.12.2018 along with DC remittance receipt.

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K.Ravichandran
EXECUTIVE ENGINEER & ADO
ANNA NAGAR DIVISION
Tamil Nadu Housing Board

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15. This office Letter even No. dated 18.01.2019 addressed to the applicant.
16. Applicant letter dated 30.01.2019 along with PLR Extract & Undertaking.
17. Applicant letter dated 13.02.2019 along with Gift deed for OSR area.
18. Gift Deed for OSR area of 378.75 Sq.m. gifted vide Doc. No.684/2019, dated 20.03.2019 and taken over vide TDR/OSR/4548/2019, dated 29.04.2019.
19. This office letter even No. dated 06.05.2019 addressed to the applicant.
20. Applicant letter dated 21.05.2019 enclosing 2nd Revised Plan and Structural Design vetted by Anna University.
21. Applicant letter dated 28.05.2019 along with undertaking for accepting conditions in the NOC's issued by the DF&RS and Police(Traffic) Department.

*****

The Planning Permission Application received in the reference 1st cited for the proposed construction of Stilt Floor + 6 Floors Multi storied residential building with 60 dwelling units abutting West Street and Inner Circular Road, K.G Colony, Anna Nagar East, Kilpauk, Chennai-600010, in T.S. No. 81/1 part, Block No.7 of Egmore Village, within the limits of Greater Chennai corporation has been examined and Planning Permission is issued based on the G.O. issued in the reference 9th cited and Government approval letter issued in the reference 10th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed in the NOC issued by the DF & RS Police(Traffic) in the references 4th & 11th cited.

2. The applicant has remitted the DC & Other charges in receipt No. **B008707, dt. 21.12.2018** and Flag Day contribution vide receipt No. 2568818 to 2568822, dt. 21.12.2018:

Sl. No	Description	Amount remitted
1	**Development charge** for land and building under Sec.59 of the T&CP Act, 1971	**Rs.2,25,000/-** (Rupees Two Lakhs and Twenty Five Thousand only)
ii)	Balance **Scrutiny Fee**	**Rs.25,000/-** (Rupees Twenty Five Thousands only)
iii)	**Infrastructure & Amenities Charges**	**Rs.37,70,000/-** (Rupees Thirty Seven Lakhs and Seventy Thousand only)
iv)	**Shelter Fee (75% of I&A)**	**Rs. 28,30,000/-** (Rupees Twenty Eight Lakhs and Thirty Thousands only)
v)	**Flag day** Contribution **(by Cash)**	**Rs.500/-** (Rupees Five Hundred only)

3. The applicant has remitted Rs.**Rs.19,10,000/- (Rupees Nineteen Lakh and ten thousand only) towards MIDC charges** vide Demand Draft No.529652, dt:20.12.2018 drawn from **the Union Bank,** Anna Nagar Branch in favour of the Managing Director, CMWSSB and the same **has been sent vide** reference 13th cited.

C3 (N)/14223/2017

K. Ramchandran
EXECUTIVE ENGINEER & ADC
ANNA NAGAR DIVISION
Tamil Nadu Housing B[illegible]
Tirumangalam, C[illegible]

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4. The applicant has gifted an extent of 378.75 Sq.m of land towards OSR area vide Document No.684/2019 dated 20.03.2019 in favour of CMDA and taken over by CMDA in the reference 18th cited.

5. The applicant has also furnished an undertaking in the reference 16th & 21st cited to abide by the terms and conditions put forth by CMDA, DF & RS and Police(Traffic) in the references 4th, 11th and 12th cited.

6. The Promoter 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.

7. 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. 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.

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K. Ravichandran
EXECUTIVE ENGINEER & ADO
ANNA NAGAR DIVISION
Tamil Nadu Housing Board

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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 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.

11. The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS and Police (Traffic) in the references 4th & 11th cited.

12. 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.

13. Two sets of plan for the proposal is approved andnumbered as Planning Permission **No.C/PP/MSB/28 (A to D)/2019, dated 03.06.2019** in **Permit No. 11969** are sent herewith. The Planning Permission is valid for the period from **03.06.2019** to **02.06.2024.**

14. The Commissioner, Greater Chennai Corporation is requested to take necessary further action for issue of Building Permit under the Local Body Act.

15. This approval is not final. The applicant has to commence the project only after obtaining necessary Building Permit under the Local Body Act and must provide temporary Lightning Arrestor while commencing the construction.

Yours faithfully,

04/06/19

for **PRINCIPAL SECRETARY/**
MEMBER-SECRETARY

04/6/19

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

Copy To:
1. **The Executive Engineer & ADO,**
Anna Nagar Division, TNHB,
Thirumangalam, Chennai -101.

C3 (N)/14223/2017

K. Ramchandran
EXECUTIVE ENGINEER & ADO
ANNA NAGAR DIVISION
Thirumangalam, Chennai-600 101.

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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 Director of Fire & Rescue Service P.B.No.776, Egmore, Chennai-8.
(with one set of approved plans)

5. The Chief Engineer,
CMWSSB, No.1 Pumping Station Road,
Chintadripet, Chennai-2.

6. The Additional Commissioner of Police (Traffic),
Egmore, Chennai-8.

7. The Chief Engineer,
TNEB, Chennai-2.

8. **K.AMUTHA.M.Arch.,** (CA/2005/35191),
Principal Architect., Amuthasurabhi Architects
#.3B,3rd Floor,No.53,Mandira Apartments,
North Boag Road, T.Nagar,Chennai – 600 017.
Mobile No. +91-9445494444, e-mail ID : amutha@amuthasurabhi.in

9. **P.K.CHANDRAN,B.E.,M.E.,(Struct)**
Structural Engineer, Class-I License No.1997
No.15/7, NallannaMudali Street,
Royapettah,Chennai – 600 014.
Mobile No. 9884365281, e-mail ID : vigneshchandran@yahoo.com

10. **The Executive Engineer & ADO,**
Site Engineer
Anna Nagar Division, TNHB,
Thirumangalam, Chennai -101.

C3 (N)/14223/2017

K. Ramchandran
EXECUTIVE ENGINEER & ADO

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10. **The Executive Engineer & ADO,**
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Thirumangalam, Chennai -101.

C3 (N)/14223/2017

K. Ramchandran
EXECUTIVE ENGINEER & ADO
ANNA NAGAR DIVISION
Tamil Nadu Housing Board
Thirumangalam, Chennai-101

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

PERMIT No. 11969

C/PP/MSB/28 (A to D)/2019 Date of Permit 03.06.2019

File No. C3(N)/14223/2017

Name of Applicant with Address THE EXECUTIVE ENGINEER & ADO
Anna Nagar Division, TNHB
Thirumangalam,
Chennai-600 101.

Date of Application 03.10.2017

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

Planning Permission for the Proposed Construction of

Site Address MSB Development with Stilt Floor + 6 Floors

residential use building with 60 D/U, abutting

Division No. West Street and Inner Circular Road

K.G. Colony, Anna Nagar East, Kilpauk,

Chennai-10 in T.S.No. 81/1 part Block No. 7 of

Egmore village within Greater Chennai Corporation limit

Development Charge paid Rs. 2,25,000/- Challan No. 800 8707 Date 21.12.2018

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.

3. The permit expires on 02.06.2024

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.

Govt., Ln.(Ms)No. 134
H & UD (UD-I) Dept.,
Dt: 20.09.2018.

04/06/19

For MEMBER-SECRETARY

31.5.2019

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பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-Central 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/WDCN08/00218/2019		C3(N)/14223/2017 - 03/06/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N08	N102	23/09/2019	23/09/2019
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		THE EXECUTIVE ENGINEER AND ADO-ANNA NAGAR DIVISION, TNHB, THIRUMANGALAM, CHENNAI- 600101.	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Block No:7,Survey No:T.S.No81/1PART WEST STREET &, Inner Circular Road,K.G. Colony,Kilpauk,Egmore, Chennai, 600010	
Building License Fees		1367400	
Road cut charges - CMWSSB SEWERAGE		19800	
Road cut charges - CMWSSB, WATER		14900	
Road cut charges - TNEB		14900	
Scrutiny Fees		600	
Workers Welfare Board		1651200	
மொத்தக் கட்டணம்/ Total (In Rs.)		3068800	

Amount (in words): Rupees Thirty Lakhs Sixty Eight Thousands Eight Hundred Only

Payment Details:

DD Number: 002845 Amount (In Rs.): 3068800 Date: 22/08/2019 Bank: IDBI BANK

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 22/03/2020 22/09/2024

ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 22/03/2020

If Construction started Building Permit is valid up to 22/09/2024

Digitally Signed by A S Muruga
Date: 23-Sep-2019 (15:22:35)
Executive Engineer (T.P.)

K Ranthamohan

EXECUTIVE ENGINEER & ADO
ANNA NAGAR DIVISION
Tamil Nadu Housing Board

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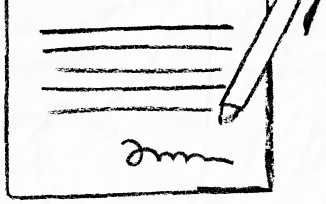

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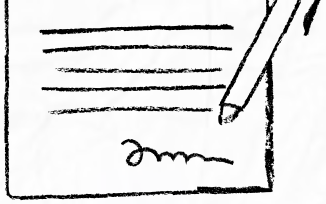

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real estate journey

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