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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 500 008

Phone : 28414855 Fax: 91-044-28548416

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

Letter No.C3(N)/2363/2018, Dated: 29.07.2019

plg -
- 61
- 2000

Sir,

Ref:

1. PPA received on 14.02.2018 in MSB/2018/000027.
2. This office letter even no. dated 09.03.2018
3. Applicant letter dated 23.04.2018 & 09.05.2018.
4. Minutes of the 241st MSB Panel meeting held on 17.05.2018.
5. This office letter even no. dated 24.05.2018.
6. NOC from Police (Traffic) issued vide Rc. No. Tr./License/314/7205/2018, dated 05.06.2018.
7. Applicant letter dated 13.12.2018 along with NOCs.
8. AAI letter vide NOCID: CHEN / SOUTH / B / 030118 / 284599, Dt: 01.03.2018
9. Copy of IAF letter vide No. TAM/5218/ATC, Dt.19.03.2018.
10. DF&RS NOC vide R.Dis. No.5242 / C1 / 2018, PP. NOC. No.78 / 2018, Dt:15.06.2018.
11. This office letter even no. dated 10.01.2019 addressed to the Government.
12. G.O.(Ms) No.116 H & UD (UD1) Department dated 10.08.2018 for amendment to DR for permitting MSB in the approved Layout.
13. Government Letter (Ms) No.29 H & UD (UD1) Department dated 11.02.2019.
14. This office DC letter even no. dated 01.04.2019 addressed to the Applicant

EXECUTIVE ENGINEER & ADDL
TAMIL NADU HOUSING BOARD
ANNA NAGAR DIVISION
CHENNAI-600 101.

15. This office advice in letter even no. dated 01.04.2019 addressed to the applicant for collecting additional MIDC charge.
16. Applicant letter dated 06.05.2019 along with remittance receipt for DC & Other charges.
17. Applicant letter dated 22.05.2019 with Undertakings.
18. This office letter even no. dated 24.06.2019 addressed to the applicant.
19. Applicant letter even no. dated 03.07.2019 enclosing revised plan an particulars.

The Planning Permission Application received in the reference 1st cited for the proposed construction of Stilt Floor + 11 Floors Multi-storied Residential building with 44 HIG dwelling units, abutting Ambattur Estate Road, Anna Nagar West Extension, Chennai in S. No. 253/14(part), T.S.No.69(part), Block No. 58, Ward - I of Padi Village, within the limits of Greater Chennai Corporation submitted by **The Executive Engineer & ADO, Anna Nagar Division, TNHB, Thirumangalam, Chennai -101** has been examined and Planning Permission is issued based on the G.O. issued in the reference 12th cited and Government approval letter issued in the reference 13th cited and the usual conditions put-forth by CMDA including compliance of conditions listed in the NOCs issued by, Police(Traffic), AAI, IAF and DF & RS in the references 6th, 8th, 9th, 10th, 14th & 15th cited.

2. The applicant has remitted the DC & Other charges vide receipt No. **B0012200** dated **30.04.2019** and Flag Day contributions vide receipt Nos. 649537, dated 30.04.2019.

Sl.No	Description	Amount remitted
i)	Development charges	Rs.1,10,000/- (Rupees One Lakh and Ten Thousand only)
ii)	Balance Scrutiny Fee	Rs.15,000/- (Rupees Fifteen Thousand only)
iii)	Regularisation Charges	Rs.2,00,000/- (Rupees Two Lakh only)
iv)	OSR Charges	-NA-
v)	Security Deposit for Building	-NA-
vi)	Security Deposit for Display board	-NA-
vii)	MIDC for CMWSSB	Rs.12,20,000/- (Rupees Twelve Lakh and Twenty Thousand only)
viii)	I & A Charges	Rs.22,20,000/- (Rupees Twenty two Lakh and Twenty Thousand only)
ix)	Shelter Fee	Rs.16,75,000/- (Rupees Sixteen Lakh and Seventy Five Thousand only)
x)	Flag Day contribution (by cash)	Rs.500/- (Rupees Five Hundred only)

[Signature]
EXECUTIVE ENGINEER & ADO,
TAMIL NADU HOUSING BOARD
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CHENNAI-600 101.

3. The applicant has also furnished an undertaking in the reference 17" 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 and IAF.

4. 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.

5. 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.

6. 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


EXECUTIVE ENGINEER & ADD.
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CHENNAI-600 101.

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.

7. 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.

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

9. 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.

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

11. 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.

12. Two sets of plan for the proposal is approved and numbered as Planning Permission No. C/PP/MSB/33(A to C)/2019, dated 29.07.2019 in Permit No.11974 are sent herewith. The Planning Permission is valid for the period from 29.07.2019 to 28.07.2024.

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

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

Yours faithfully,

C. S. Srinivasan
29/07/19

for PRINCIPAL SECRETARY/
MEMBER-SECRETARY

(P)
29/7/19

End:

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

D. D. Srinivasan
EXECUTIVE ENGINEER & ADO
TAMIL NADU HOUSING BOARD
ANNA NAGAR DIVISION
CHENNAI-600 101.

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 Director of Fire & Rescue Service P.B.No.776, Egmore, Chennai-8.
5. The Chief Engineer, TNEB, Chennai-2.
6. K.M.RAJAN,B.Arch.,
Architect / CA/95/18791
No.18/38, Ramasamy Street,
Alwarpet, Chennai-600 018
Mobile No: 9841064907; email ID: kmrajan_architect@yahoo.in
7. Thiru.P.K.CHANDRAN.ME.,(Struct)
Structural Engineer, Class-I, L.S.No.1997
No.15/7, NallannaMudali Street
Royapettah, Chennai- 600 014.
9884365281, vigneshchandran@yahoo.com
8. Dr.C.VENKATAPRASAD
11,2nd Main Road,
Kannappa Nagar
Chennai – 600 041.
9444026189; Email ID :info@geumarineindra.com


EXECUTIVE ENGINEER & ADO.
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CHENNAI-600 101.

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 11974

Date of Permit 29.07.2019

C/PP/MSB/33 (A to C)/2019

File No. C3(N)/2363/2018

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

Date of Application 14.02.2018

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

Proposed construction of Multi storeyed Residential

Site Address Building with Stilt Floor + 11 Floors with

44 HIG dwelling units, abutting Ambattur Estate

Division No Road, Anna Nagar West Extension, Block No. 5, Ward I

Chennai, in S.No 253/14 (part), of Padi village,

within its limits of Greater Chennai Corporation.

Development Charge paid Rs. 1,10,000/- Challan No. B00/2200 Date 30.04.2019

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

28.07.2024

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.

Govt. Lr (MS) No 29,
H&UD (UD-I) Dept.
Dt: 11.02.2019.

For MEMBER SECRETARY
23.07.2019

EXECUTIVE ENGINEER & ADO.
TAMIL NADU HOUSING BOARD
ANNA NAGAR DIVISION
CHENNAI-600 101.



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
நகரமைப்பு பிரிவு
Town Planning Section-Central Region
கட்டிட அனுமதி

Plg
6/10/19

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/WDCN07/00276/2019		C3(N)/2363/2018 - 29/07/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N07	N090	11/10/2019	11/10/2019
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		THE EXECUTIVE ENGINEER AND ADO-ANNA NAGAR DIVISION, THNB, THIRUMANGALAM, CHENNAI- 600101	
சேவையாண்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Block No:58 WARD-I,Plot No:-, Survey No:T.S.No: 69PT, THIRUMANGALAM ROAD, GOVT RENTED QUARTERS,THIRUVALLESWARA KOIL NEAR,A.N.W.EXTN,Padi, Chennai, 600101	
Building License Fees		706800	
Regularisation Charges (penalty under section 244A)		21700	
Road cut charges - CMWSSB SEWERAGE		16300	
Road cut charges - CMWSSB, WATER		12200	
Road cut charges - TNEB		12200	
Scrutiny Fees		600	
Workers Welfare Board		864300	
மொத்தக் கட்டணம்/ Total (In Rs.)		1634100	

Amount (in words): Rupees Sixteen Lakhs Thirty Four Thousands One Hundred Only

Payment Details:

DD Number: 002919 Amount 1634100 Date: 26/09/2019 Bank: IDBI 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.

இந்த அனுமதி 10/04/2020
முடிவு நாள் 10/10/2024

ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 10/04/2020

If Construction started Building Permit is valid up to 10/10/2024



Digitally Signed by A S Murugan
Date: 11-Oct-2019 (13:12:11)
Executive Engineer (T.P.)

EXECUTIVE ENGINEER & ADO.
TAMIL NADU HOUSING BOARD
ANNA NAGAR DIVISION
CHENNAI-600101.



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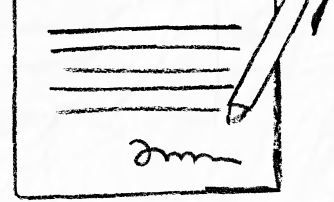
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real estate journey

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