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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. B2/22498/2018 Dated: 05.09.2019

To

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

Sir,

Sub: CMDA – APU – (B Channel – South Division) – Planning Permission Application for the proposed construction of Stilt floor + 4 floors + 5th Floor (part) with 9 dwelling units of Residential Building with Premium FSI at Door No.9/2, Krishnasamy Avenue, Mylapore, Chennai – 600 004. Comprised in R.S.No.1674/1 (as per Document), 1674/55 (as per patta), Block No.35 of Mylapore Village within the limit of Greater Chennai Corporation - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

Ref:
1. The PPA received in SBC No.BS2/2018/000598, dated 13.12.2018.
2. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
3. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
4. G.O.Ms.No.18, Municipal Administration and Water Supply (MA.I) Dept. dated 4.2.2019.
5. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019.
6. This Office letter even No. dated 05.04.2019 addressed to Sub Registrar, Teyanampet, Chennai – 600 018.
7. GLV letter No.181/2019 dated 10.04.2019 received from Sub Registrar, Mylapore, Chennai – 600 018.
8. This office DC advice sent to the applicant in this office letter even No. dated 16.04.2019.
9. Applicants letter dated 13.08.2019.

*****

The Planning Permission Application for the proposed construction of Stilt floor + 4 floors + 5th Floor (part) with 09 dwelling units of Residential Building with Premium FSI at Door No.9/2, Krishnasamy Avenue, Mylapore, Chennai – 600 004. Comprised in R.S.No.1674/1 (as per Document), 1674/55 (as per patta), Block No.35 of Mylapore

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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 8th cited.

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

Sl. No.	Description	Total Amount	
1	Development Charges along with Interest	**Rs. 10,000/-**	**Amount remitted in Receipt No. B0013341 dated 01.08.2019.**
2	Balance Scrutiny Fee	**Rs. 6,000/-**	
3.	Infrastructure & Amenities Charges along with Interest	**Rs. 2,10,000/-**	
4.	CMWSSB	**Rs. 1,02,000/-**	
5.	Premium FSI charges	**Rs. 1,38,00,000/-**	
6.	Interest	**Rs. 6,732/-**	
7.	Flag Day	**Rs. 500/-**	**Amount remitted in Receipt No. 2761439 to 2761443 dated 01.08.2019.**

3. Two sets of approved Plans are Numbered as **B/NHRB/233/2019 dated 05.09.2019** in **Planning Permit No. 12816** are sent herewith. The **Planning Permit** is valid for the period **from 05.09.2019 to 04.09.2024.**

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,

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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.

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. As approved by Tamil Nadu Government in G.O.M.s.No.112 H & UD Department dated 22.06.2017 to carry out the provisions of Real Estate (Regulation & Development) Act 2016, 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.

"தமிழ்நாடு அரசு, அரசாணை எண் **G.O.Ms.No.112, H&UD Dept.** நாள் 22.6.2017–ல் கட்டிட, மனை விற்பனை (முறைப்படுத்தலும் மற்றும் மேம்படுத்தலும்) விதிகள் 2017–க்கு ஒப்புதல் அளித்துள்ளது. இதன்படி மனை/கட்டிடம் விற்பவர் உத்தேசிக்கப்படவிருக்கும் மனை, கட்டிடம் (அ) அபார்ட்மெண்ட்டிற்கு விளம்பரம் செய்யவோ விற்பனை செய்யவோ முன்பதிவு செய்யவோ, விற்கவோ (அ) விலை அறிவிப்பு செய்யவோ மனை, கட்டிடம் (அ) அபார்ட்மெண்ட்டுகளை வாங்குபவர்களுக்கு அழைப்பு விடுக்கவோ எதுவாக இருந்தாலும், அக்கட்டிட, மனை விற்பனை திட்டத்தை தமிழ்நாடு கட்டிட, மனை விற்பனை ஒழுங்குமுறை குழுமத்தில் பதிவு செய்த பிறகே, செயல்படுத்த வேண்டும் என்ற நிபந்தனைக்கு உட்பட்டு இந்த திட்ட அனுமதி ஒப்பளிக்கப்படுகிறது."

9. 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.

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

11. The Planning Permission issued under New Rule TNCD&BR, 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos.6912 & 6913 of 2019.

Yours faithfully,

5/9/19

Senior Planner.(B-South)

Area Plans Unit

Encl: 1. Two sets of approved Plans
2. Two copies of Planning Permit

Copy to:

1. **Applicant**
M/s.Sumanth and Co.
No.8/57, Luz Avenue,
Mylapore,
Chennai – 600 004..

2. **The Member**
Appropriate Authority
108, Uthamar Gandhi Salai
Nungambakkam, Chennai – 600 034.

3. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road
Nungambakkam, Chennai - 600 034.

4. **The Senior Planner**
Enforcement Cell, CMDA,
Chennai – 600 008.

5. **CMWSSB**
Pump Station,
Chintadripet,
Chennai – 600 002.

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Chennai Metropolitan Development Authority

PLANNING PERMIT

PREMIUM FSI

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

PERMIT No. 12816

B/NHRB/233/2019

Date of Permit 05.09.2019

File No B2/22498/2018.

Name of Applicant with Address M/s. Surrarth and Co. No. 8/57, Luz Avenue, Mylapore, Chennai-04.

Date of Application 13.12.2018

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

Site Address PP for the proposed construction of Residential building comprising stilt floor + 4 floors + 5th floor (part) with 9 dwelling units of Premium FSI at door No. 9/2, Krishnaswamy Avenue, Mylapore, Chennai-04.

Division No. Comprised in R.S.No. 1674/1 (as per Doc.), 1674/55 (as per patta), Block No. 35 of Mylapore village

Development Charge paid Rs 10,000/- Challan No B001334 Date 01.08.2019

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 04.09.2024

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.

5/9/19

For MEMBER SECRETARY

4/9/2019

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பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

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/WDCN09/00256/2019		B2/22498/2018 - 05/09/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N09	N123	19/09/2019	19/09/2019
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		SUMANTH AND CO-DOOR NO:8/57, LUZ AVENUE, MYLAPORE, CHENNAI- 600004.	
சேவைபாட்டு தன்மை / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Door No:9/2,Block No:35,Plot No:-, Survey No:RS.NO:1674/55, Krishnasami Avenue,Mylapore,Mylapore,Mylapore, Chennai, 600004	
Building License Fees			46000
Road cut charges - CMWSSB SEWERAGE			1000
Road cut charges - CMWSSB, WATER			1000
Road cut charges - TNEB			1000
Scrutiny Fees			600
மொத்தக் கட்டணம்/ Total (In Rs.)			49600

Amount (in words): Rupees Forty Nine Thousands Six Hundred Only

M.W.G.W.F. DD Details : DD Number: 041824 Amount: 51000 Rs. Date:13/09/2019 Bank:CITI BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலினபடி 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 முடிவு நாள் 18/03/2020 ஆம் தேதிக்குள் வேலை தொடங்கவில்லை எனில் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டட அனுமதி 18/09/2024

This Sanction will expire if the construction is not started with in 18/03/2020

If Construction started Building Permit is valid up to 18/09/2024

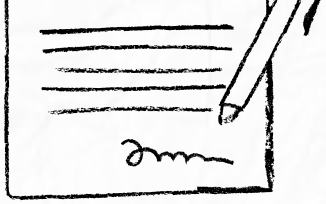
19/09/19

Assistant Executive Engineer (T.P.)

19/9/19

Executive Engineer (T.P.)

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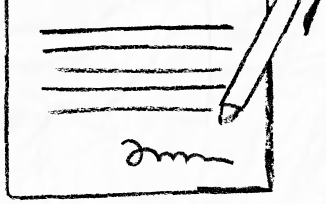
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Home Vastu Shastra, Plot Vastu Shastra, Property Management

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