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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.inWeb site: www.cmdachennai.gov.in

Letter No.C3(N)/19884/2018, Dated : 25.03.2019

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

Sir,

Sub: CMDA – Area Plans Unit - MSB (N) Division – Planning Permission for the proposed construction of Basement Floor (part) + Stilt Floor + 13 Floors with 25 dwelling units Multi-Storeyed residential building with Gym at 13th floor at Plot No.2A & 2C, Door No.5 (225), Kilpauk Garden Road, Kilpauk, Chennai-10, comprised in Old R.S. No. 143/6, & 143/7, New T.S.No.143/33, Block No.11 of Egmore Village, within the limits of Greater Chennai Corporation – Approved – Reg.

Ref:
1. PPA received in MSBN/2018/000530 dated 07.11.2018.
2. Agenda and minutes of the 246th MSB Panel meeting held on 30.11.2018.
3. AAI NOC ID: CHEN / SOUTH / B / 102518 / 344848, Dt:29.10.2018.
4. NOC issued by the Police(Traffic) Dept in letter Rc.No.Tr./License/1369/29699/2018, dated 30.11.2018.
5. NOC issued by the DF & RS in letter R.Dis. No.19431/C1/2018 – PP.NOC.No.157/2018, dated 04.12.2018.
6. This office letter to the applicant dated 07.12.2018.
7. Applicant letter dated 11.12.2018.
8. This office letter dated 13.12.2018 to the Govt., H & UD Dept.
9. The applicant letter dated 08.01.2019 along with Structural Stability Certificate & Soil Test report.
10. Govt. Letter No. 14, H&UD (UD1) Department dated 22.01.2019.
11. This office DC draft letter to the applicant dated 08.02.2019.
12. The applicant letter dated 19.02.2019 along with I Revised Plan.
13. NOC issued by IAF in letter No. TAM/5218/1/ATC(PC-40/18), dt. 14.12.2018.
14. The applicant letter dated 22.02.2019 along with Cash receipts for DC & Other charges, Undertaking deeds.
15. The applicant letter dated 05.03.2019 along with Gift deed for Street Alignment portion.

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16. Street Alignment portion to extent of 13.52sq.m gifted to CMDA vide registered Gift deed Doc.No.612/2019, dated 14.03.2019.

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The Planning Permission Application received in the reference 1st cited for the proposed construction of Basement Floor(part) + Stilt Floor + 13 Floors with 25 dwelling units Multi-Storeyed residential building with Gym at 13th floor at Plot No.2A & 2C, Door No.5 (225), Kilpauk Garden Road, Kilpauk, Chennai-10, comprised in Old R.S. No. 143/6, & 143/7, New T.S.No.143/33, Block No.11 of Egmore Village, within the limits of Greater Chennai Corporation submitted by **M/s. Arihant Foundations & Housing Ltd.,** 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 in the references 3rd to 5th, 11th & 13th cited.

2. The applicant has remitted the DC & Other charges vide **Receipt No.B009171, dt. 21.02.2019** and Flag Day contribution vide receipt No. 649426, dt. 21.2.2019.

i)	Development charges	**Rs.1,10,000/-** (Rupees One Lakh and Ten Thousand only)
ii)	Balance Scrutiny Fee	**Rs.10,000/-** (Rupees Ten Thousand only) *(after adjusting the scrutiny fee already paid for this proposal)*
v)	Security Deposit for Building	**Rs.23,25,000/-** (Rupees Twenty Three Lakh and Twenty Five Thousand only)
vi)	Security Deposit for Display board	**Rs.10,000/-** (Rupees Ten Thousand only)
vii)	MIDC for CMWSSB	**Rs.8,60,000/-** (Rupees Eight Lakh and Sixty Thousands only)
viii)	I & A Charges	**Rs.16,75,000/-** (Rupees Sixteen Lakh and Seventy Five Thousands only)
ix)	Shelter Fee	**Rs.12,60,000/-** (Rupees Twelve Lakh and Sixty Thousands only)
x)	Flag day Contribution **(by Cash)**	**Rs.500/-** (Rupees Five Hundred only) remitted vide Receipt No.649426, dt. 21.2.2019.

3. The applicant has also furnished an undertaking in the reference 12th 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.

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.

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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.

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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.

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/12/2019,** dated **25.03.2019** in **Permit No.11953** are sent herewith. The Planning Permission is valid for the period from **25.03.2019 to 24.03.2024.**

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

16. The Commissioner, GreaterChennai Corporationis requested to take necessary further action for issue of Building Permit under the Local Body Act.

Yours faithfully,

25/03/19

for **PRINCIPAL SECRETARY/**
MEMBER-SECRETARY

25/3/19

Encl:

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

Copy to:

1. **M/s. Arihant Foundations & Housing Ltd.,**
   New Door No.3, Old Door No.25,
   Ganapathy Colony 3rd Lane,
   Off Cenatoph Road, Teynampet, Chennai – 600 018.
   (This approval is not final. you have to approach the Commissioner, Greater Chennai Corporation for issue of Building Permit).

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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 Chief Engineer, TNEB, Chennai-2.

5. **A.VENKATAKRISHNAN,B.Arch.,**
Architect / Licensed Surveyor
Class-I No.R.A.41
No.18,Third Seaward Road,
Valmiki Nagar, Thiruvanmiyur
Chennai-600 041
Mobile No: 984377888;
email ID: kck@nva.in

6. **Dr.ALEX JACOB.BE.,M.Tech.,**
Structural Engineer,
41/A Beach Road
Kalakshetra Colony,
Besant Nagar,
Chennai- 600 090.
Mob.No.9840159550, alexjacobuc@gmail.com

7. **Dr.B.RAMPRASAD,M.E.,Ph.D,Managing Director,**
PRASAD ARMSTRONG YEN
GEO TECH ENGINEERING CONSULTANTS (P) LTD
New No.2/21,(439/4),
Poonamallee High Road,
Arumbakkam,Chennai – 600 106.
Mob.No.9384752246
Email ID :paygec@gmail.com

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

PERMIT No. 11953 Date of Permit 25.03.2019

C/PP/MSB/12/2019

File No. C3(N)/19884/2018

Name of Applicant with Address M/s. Arihant Foundations & Housing Ltd. New Door No 3, old D.No 25, Ganapathy Colony 3rd Lane, off Conatoph Road, Teynampet, Chennai-18 Date of Application 07.11.2018

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

Site Address As per the Annexure enclosed

Division No.....

.....

Development Charge paid Rs. 1,10,000/- Challan No. B009171 Date 21.02.2019

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.

24.03.2024

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.

Govt. Letter No. 14 H&UD Dept. Dt: 22.01.2019.

25/03/19

For MEMBER SECRETARY

22.3.2019

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ANNEXURE

Chennai Metropolitan Development Authority

PERMIT No.11953

C/PP/MSB/12/2019

C3(N)/19884/2018, Dt: 25.03.2019

M/s. Arihant Foundations & Housing Ltd.,

Planning Permission Application for the proposed construction of Basement Floor Part+ Stilt Floor + 13 Floors with 25 dwelling units Multi-Storeyed residential building with Gym at 13th floor at Plot No.2A & 2C, Door No.5 (225), Kilpauk Garden Road, Kilpauk, Chennai-10, comprised in Old R.S. No. 143/6, & 143/7, New T.S.No.143/33, Block No.11 of Egmore Village, within the limits of Greater Chennai Corporation

22.3.2019

25/03/19

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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/WDCN08/00086/2019		C3(N)/19884/2018 - 25/03/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N08	N103	25/04/2019	25/04/2019
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS. ARIHANT FOUNDATIONS AND HOUSING LTD-NEW NO: 3, OLD DOOR NO: 25, GANAPATHY COLONY 3RD LANE, OFF CENATOPH ROAD, TEYNAMPET, CHENNAI - 600 018.	
மேம்பாட்டு தன்மை / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Door No:5/225,Block No:11,Plot No:2A & 2C, Survey No:TS. NO: 143/33, Kilpauk Garden Road,Kilpauk,Kilpauk Egmore, CHENNAI, 600010	
Building License Fees			599400
Road cut charges - CMWSSB SEWERAGE			61000
Road cut charges - CMWSSB, WATER			61000
Road cut charges - TNEB			61000
Scrutiny Fees			600
Tentative improvement charges			30000
மொத்தக் கட்டணம்/ Total (In Rs.)			813000

Amount (in words): Rupees Eignt Lakh Thirteen Thousands Only

M.W.G.W.F. DD Details : DD Number: 562331 Amount: 740000 Rs. Date:22/04/2019 Bank:KOTAK MAHINDRA BANK

இன் குறிப்பிட்ட நிபந்தனைகளுட்பட 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 24/10/2019 ஆம் தேதிக்குள் வேலை தொடங்கவில்லையெனில் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டட அனுமதி முடிவு நாள் 24/04/2024

This Sanction will expire if the construction is not started with in 24/10/2019

If Construction started,Building Permit is valid up to 24/04/2024

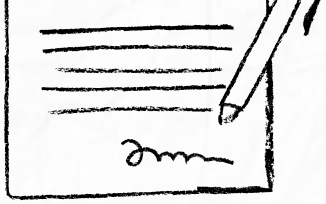
25/04/19

Assistant Executive Engineer (T.P.)

25/4/19

Executive Engineer (T.P.)

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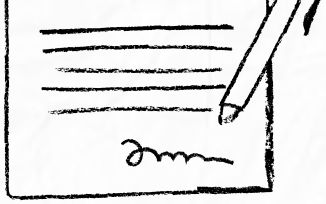
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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