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பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
நகரமைப்பு பிரிவு
Town Planning Section-Works

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/WDCN14/00068/2020		PP/NHRB/S(B2)/0832/2019 - 10/12/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N14	N191	21/02/2020	21/02/2020
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		THIRU. E. KRISHNA REDDY MANAGING PARTNER OF-M/S. KRISHNA CONSTRUCTIONS GPA FOR THIRU. K.G. GIRIDHAR NEW DOOR NO: 28, CATHEDRAL GARDEN ROAD, NUNGAMBAKKAM, CHENNAI- 600 034.	
மேல்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Plot No:32to35 & 42to45, Survey No:236/220, 3RD MAIN ROAD & 6TH MAIN ROAD,, JAYACHANDRAN NAGAR 1ST MAIN ROAD,JAYACHANDRAN NAGAR,Jaladianpet,Jalladianpet, Chennai, 600100	

Building License Fees	1639400
Road cut charges - CMWSSB SEWERAGE	19500
Road cut charges - CMWSSB, WATER	14700
Road cut charges - TNEB	14700
Scrutiny Fees	600
Tentative improvement charges	2238600
Workers Welfare Board	1999500
மொத்தக் கட்டணம்/ Total (In Rs.)	5927000

Amount (in words): Rupees Fifty Nine Lakhs Twenty Seven Thousands Only

Payment Details:
DD Number: 032917 Amount (In Rs.): 5927000 Date: 05/02/2020 Bank: HDFC BANK

பின 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 20/08/2020 20/02/2025

ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 20/08/2020

If Construction started Building Permit is valid up to 20/02/2025

For KRISHNA CONSTRUCTIONS

Managing Partner

Digitally Signed by A S Murugan
Date: 21-Feb-2020 (16:45:26)

Executive Engineer (T.P.)

377

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

PERMIT No. 13026

Date of Permit. 10.12.2019

B/NHRB/443A to D/2019

File No. P/NHRB/S(B2)/0832/2019

Name of Applicant with Address Thiru. E. Krishna Reddy Managing Partner of M/s. Krishna Constructions New Door No. 28, Cathedral Garden Road, Nungambakkam, Chennai-34

Date of Application 10.09.2019

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

Site Address..... Refer Annexure .....

Division No.....

.....

Development Charge paid Rs. 1,79,000/- Challan No. B10/1226 Date 19.11.2019

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 09.12.2024

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.

For MEMBER SECRETARY 10/12/19

9/12/19

For KRISHNA CONSTRUCTIONS

Managing Partner

ANNEXURE

Chennai Metropolitan Development Authority

PERMIT No. 13026

Planning Permission No. B / NHRB /443 A to D / 2019

File No. **PP/NHRB/S(B1)/0832/2019** Date.10.12.2019

Thiru. E. Krishna Reddy
Managing Partner of M/s. Krishna Constructions
GPA for Thiru. K.G.Giridhar
New Door No.28, Cathedral Garden Road,
Nungambakkam, Chennai – 600 034.

Area Plans Unit – 'B' Channel (South) - Planning Permission Application for the proposed construction of Group Development comprising of 6 Blocks; Block 1 to 5 consisting of Stilt floor + 5 floors residential building with 20 dwelling units in each block totally 100 dwelling units and Club House consisting of Ground floor + 1st floor Multipurpose Hall cum GYM at Plot No.32, 33, 34, 35, 42, 43, 44 & 45 in CMDA approved Layout PPD/LO No.63/2005, 1st Main Road and 3rd Main Road and 6th Main Road, Jayachandran Nagar, Pallikaranai, Chennai 600100 in S.No.236/220 (as per Patta) of Jalladiampettai Village within Greater Chennai Corporation Limit

Permit Expires on 9.12.2024

10/12/19
FOR MEMBER SECRETARY

For KRISHNA CONSTRUCTIONS

Managing Partner

9/12/19

BY REGISTERED POST WITH ACK DUE

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. PP/NHRB/S(B2)/0832/2019 Dated: 10.12.2019

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 Group Development comprising of 6 Blocks; Block 1 to 5 consisting of Stilt floor + 5 floors residential building with 20 dwelling units in each block totally 100 dwelling units and Club House consisting of Ground floor + 1st floor Multipurpose Hall cum GYM at Plot No.32, 33, 34, 35, 42, 43, 44 & 45 in CMDA approved Layout PPD/LO No.63/2005, 1st Main Road and 3rd Main Road and 6th Main Road, Jayachandran Nagar, Pallikaranai, Chennai 600100 in S.No.236/220 (as per Patta) of Jalladiampettai Village within Greater Chennai Corporation Limit - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

Ref:
1. The PPA received in SBC No.CMDA/PP/NHRB/S/0832/2019 dated 10.09.2019.
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 and Water Supply (MA.I) Dept. dated 4.2.2019.
6. CMDA office order No.7/2019 dated 12.3.2019.
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 in this office letter even No. dated 21.10.2019.
9. The applicant's letter dated 19.11.2019.

*****

Planning Permission Application for the proposed construction of Group Development comprising of 6 Blocks; Block 1 to 5 consisting of Stilt floor + 5 floors

For KRISHNA CONSTRUCTIONS

Managing Partner

residential building with 20 dwelling units in each block totally 100 dwelling units and Club House consisting of Ground floor + 1st floor Multipurpose Hall cum GYM at Plot No.32, 33, 34, 35, 42, 43, 44 & 45 in CMDA approved Layout PPD/LO No.63/2005, 1st Main Road and 3rd Main Road and 6th Main Road, Jayachandran Nagar, Pallikaranai, Chennai 600100 in S.No.236/220 (as per Patta) of Jalladiampettai Village within Greater Chennai Corporation Limit 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 Charge	Rs.1,78,000/-	
2.	Regularisation Charge	Rs.6,16,000/-	
3.	Scrutiny Fee	Rs.22,000/-	
4.	I&A charges	Rs.46,05,000/-	Vide Receipt No.B0014886 dated 19.11.2019.
5.	Security Deposit for Building	Rs.28,52,000/-	
6.	Security Deposit for Display Board	Rs.10,000/-	
7.	Security Deposit for STP	Rs.1,00,000/-	
8.	Shelter fee	Rs.17,92,000/-	

3. Two sets of approved Plans are Numbered as **B/ NHRB / 443 A to D /2019 dated 10.12.2019** in **Planning Permit No. 13026** are sent herewith. The **Planning Permit** is valid for the period **from 10.12.2019 to 09.12.2024.**

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.

For KRISHNA CONSTRUCTIONS

Managing Partner

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.

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.

For KRISHNA CONSTRUCTIONS

Managing Partner

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.

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

11. The Planning Permission issued under New Rule TNCDBR, 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,

10/12/19

For Member Secretary

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

Copy to:

1. **Thiru. E. Krishna Reddy,**
Managing Partner of M/s. Krishna Constructions
GPA for Thiru. K.G.Giridhar
New Door No.28, Cathedral Garden Road,
Nungambaklkam, Chennai – 600 034.

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

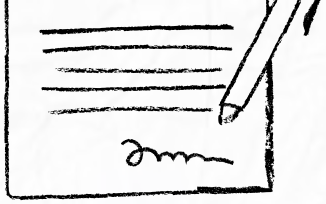
3. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road
Nungambakkam, Chennai - 600 034.

4. **The Chief Engineer,**
CMWSSB
No.1, Pumping Station Road,
Chindaripet,
Chennai – 600 002.

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

For KRISHNA CONSTRUCTIONS

Managing Partner



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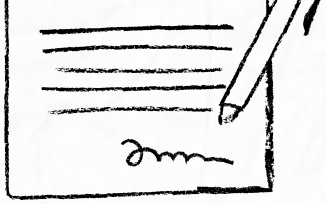

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