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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egnore,
Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

E-mail: mcmda@tn.gov.in

Website: www.cmdachennai.gov.in

Letter No. PP/NHRB/S(B2)/986/2019 Dated: 09.06.2020

To

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

Sir,

Sub: CMDA - APU - (B Channel - South Division) - Planning Permission for the proposed construction of Group Development consisting of 15 Blocks, 13 Blocks of Ground Floor + 4 Floors 1404 dwelling units (each Blocks 108 dwelling units x 13 Blocks = 1404 dwelling units) with 1 Block ICDS building (Ground Floor only) and 1 Block of Ration Shop (Ground Floor only) Residential building at coastal Road (Loop Road), T.S.No.7581 & 7582(part), Block No.48 & 49 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.CMDA/PP/NHRB/S/986/2019 dated 15.10.2019.
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. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
7. This office DC advice sent to the applicant in this office letter even No. dated 17.03.2020
8. OSR Area handed over to CMDA vide gift deed No. 1010/2020 dated 02.06.2020
9. The applicant's letter dated 22.05.2020 and 08.06.2020

Planning Permission Application for the proposed construction of Group Development consisting of 15 Blocks, 13 Blocks of Ground Floor + 4 Floors 1404 dwelling units (each Blocks 108 dwelling units x 13 Blocks = 1404 dwelling units)

Executive Engineer
Marina Reconstruction Division

PA(C)
P. Communication
to EE & SE

PA(CT)
to EE & SE for
approval & Regn.

with 1 Block ICDS building (Ground Floor only) and 1 Block of Ration Shop (Ground Floor only) Residential building at coastal Road (Loop Road), T.S.No.7581 & 7582(part), Block No.48 & 49 of Mylapore village within the 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 7th cited.

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

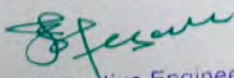
Sl. No.	Description	Total Amount	Vide Receipt No. B0016379 dated 20.05.2020
1.	Development Charge	Rs.5,66,000/-	
2.	MIDC	Rs. 91,45,000/-	

3. Two sets of approved Plans are Numbered as B/ NHRB / 146 A to F /2020 dated 09.06.2020 in Planning Permit No. 13515 are sent herewith. The Planning Permit is valid for the period from 09.06.2020 to 08.06.2025.

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, 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


Executive Engineer
Marina Reconstruction Division

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.

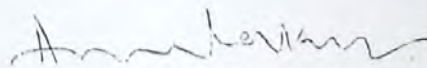
8. As approved by Tamil Nadu Government in G.O.M.s.No.112 H & UD Department dated 22.05.2017 to carry out the provisions of Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, Market, Book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment 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.

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,



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

Copy to:

1. **Thiru. R.Nagesh**
Executive Engineer,
Marina Reconstruction Division,
Tamilnadu Slum Clearance Board,
No.5, Kamarajar Salai,
Triplicane, Chennai - 600 005.
2. **The Member**
Appropriate Authority
108, Uthamar Gandhi Salai
Nungambakkam, Chennai - 600 034.
3. **The Commissioner of Income Tax**
No.168, Mahatma Gandhi Road
Nungambakkam, Chennai - 600 034.
4. **The Senior Planner**
Enforcement Cell CMDA,
Chennai - 600 008.
5. **The Chief Engineer,**
CMWSSB
No.1, Pumping Station Road,
Chindaripet,
Chennai - 600 002.


Executive Engineer
Marina Reconstruction Division

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Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No.

13515

Date of Permit.....9.06.2020

B/NHRB/146 A to F/2020 Thiru. R. Nagesh

File No. AP/NHRB/5(B2)/986/2019 Executive Engineer,
Marina Reconstruction

Name of Applicant with Address. Division, Tamil Nadu State
Clearance Board,
No. 5, Korumamalai Salai, Triplicane,
Chennai-05. Date of Application 15.05.2019

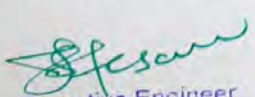
Nature of Development : Layout/Sub-division of Land/Building construction/Change in use of Land/Building

PP for the proposed construction of Group Development
consisting of 15 Blocks, 13 Blocks of Ground floor +
4 floors 1404 dwelling units (Each Block 108
dwelling units x 13 Blocks = 1404 dwelling units)
with 1 Block ICDS Building (Ground floor only)
and 1 Block of Ration shop (Ground floor only)
Residential building at coastal Road (Loop Road),
J.S. No. 1581 & 1582 (part), Block No. 43 & 49 of Mylapore village
Development Charge paid Rs. 3,66,000/- Challan No. B0016379 Date 20.05.2020

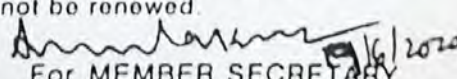
PERMISSION is granted to the layout/sub-division of land/
building construction/change in use of land/building according to the
authorised copy of the plan attached hereto and subject to the
condition overleaf.

3. The permit expires on 9.06.2025

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.


Executive Engineer
Marina Reconstruction Division

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9/6/2020


For MEMBER SECRETARY



Greater Chennai Corporation

Town Planning Section-Works

Building Permission

(1919 MCMC Act Section 238)

(1919 MCMC Act Section 238)

Building Plan No		Plan Submission No	
CTBA WDCN09 00209 2020		PP NHRB/S(132)986/2019 - 09/06/2020	
Zone	Ward	Approval Date	Application Date
N09	N125	20/07/2020	20/07/2020
Applicant name & address		EXECUTIVE ENGINEER-MARINA RECONSTRUCTION DIVISION, TAMIL NADU SLUM CLEARANCE BOARD, No.5,kamarajar Salai, chennai 600005	
Service Type		Building Permit for CMDA Approved Plan	
Plot address		Door No.,Block No:48 & 49,Plot No., Survey No:1 S No.7581&7582 (PART) COASTAL ROAD,(LOOP ROAD), Nochikuppam Slum,Nochikuppam,Mylapore,Mylapore, Chennai, 600004	
Building License Fees		5976600	
Road cut charges - CMWSSB SEWERAGE		43200	
Road cut charges - CMWSSB, WATER		43200	
Road cut charges - TNEB		43200	
Scrutiny Fees		600	
Workers Welfare Board		7095000	
மொத்த கட்டணம்/ Total (In Rs.)		13201800	

Amount (in words): Rupees One Crore Thirty Two Lakhs One Thousand Eight Hundred Only

Payment Details:

DD Number: 018952 Amount 13201800 Date 16/07/2020 Bank: HDFC BANK
(In Rs.)

பின் குறிப்பி: திருத்தவசதிகளில் அனுப்பிவைக்க ஒப்புவிக்கப்பட்ட வசதிகள் தாமதமாக அனுப்பினால்

Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

19/01/2021
19/07/2025

அனுப்பிவைக்கப்பட்ட பின் குறிப்பி: திருத்தவசதிகளில் அனுப்பிவைக்க ஒப்புவிக்கப்பட்ட வசதிகள் தாமதமாக அனுப்பினால்

This Sanction will expire if the construction is not started with in 19/01/2021

If Construction started Building Permit is valid up to 19/07/2025



Digitally Signed by A S Murugan
Date: 20-Jul-2020 (17/1/15)

Executive Engineer (T.P.)

Executive Engineer
Marina Reconstruction Division



our services doesn't just end there



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

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