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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. PP/NHRB/N/0328/2020 Dated:16.07.2020

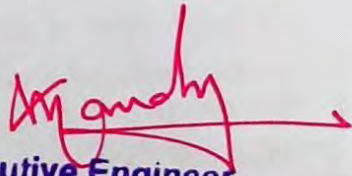
To

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

Sir,

Sub: CMDA – APU – (B Channel – North Division) – Planning Permission Application for the Re- Development of Ground + 4 Floors Residential Building 50 Dwelling Building (Old Blocks Vyasarpadi, Phase –I) comprised in S.No.695/2 part & 696/ 1 part, Block No.31, Perambur Village, Perambur Taluk 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/N/0328/2020 dated 11.06.2020.
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. G.O. (Ms) No.35 Housing and Urban Development (UD – 1(1)) Department, dated. 18.02.2020.
9. G.O. (Ms) No.54 Housing and Urban Development (UD – 1(1)) Department, dated. 12.03.2020.
10. This office DC advice sent to the applicant in this office letter even No. dated 04.07.2020.
11. The applicant's letter dated.16.07.2020


Executive Engineer,
Slum Clearance Board
Dn.III, Chennai - 600 039

Planning Permission Application for the Re- Development of Ground + 4 Floors Residential Building 50 Dwelling Building (Old Blocks Vyasarpadi, Phase -I), comprised in S.No.695/2 part & 696/ 1 part, Block No.31, Perambur Village, Perambur Taluk 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 11th cited.

2. The applicant has remitted the following charges in the reference 11th cited.

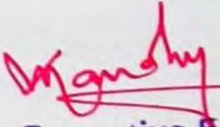
Sl. No.	Description	Total Amount	
1.	Development Charge	Rs.34,000/- (Rupees Thirty Four Thousand only)	Vide Receipt No.B0016681 dated 13.07.2020.
2.	CMWSSB charges	Rs. 4,05,000/-(Rupees Four Lakh Five Thousand only)	
3.	Flag Day	Rs. 500/- (Rupees five hundred only)	Vide Receipt No.0005314 dated 13.07.2020..

3. Two sets of approved Plans are numbered as B/NHRB/200 A & B/2020 dated.16.07.2020 in Planning Permit No.13569 are sent herewith. The Planning Permit is valid for the period from 16.07.2020 to 15.07.2025.

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


Executive Engineer,
Slum Clearance Board
Dn.III, Chennai - 600 039.

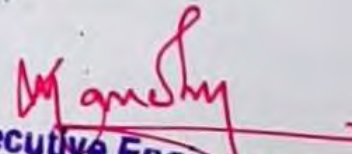
Act 1971, does not cover the Structural Stability aspect. However, it is the sole responsibility of the applicant / developer /Power Agent and the Structural Engineers / License Surveyor / Architects who has signed in the plan to ensure the safety during construction and after construction and also for 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 Govt. in G.O.Ms.No.112, H&UD Dept. dated 22.6.2017, to carry out the provisions of Real Estate (Regulation and 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) அபாண்ட்மெண்டிற்கு விளம்பரம் செய்யவோ விற்பனை செய்யவோ முன்பதிவு செய்யவோ, விற்கவோ (அ) விலை அறிவிப்பு செய்யவோ மனை, கட்டிடம் (அ) அபாண்ட்மெண்டுகளை 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.”

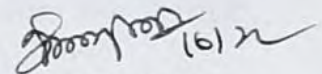

Executive Engineer,
Slum Clearance Board
Dn.III, Chennai - 600 039

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 the construction without building approval from the Local Body concerned.

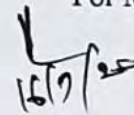
11. The Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8948 of 2019 and WMP (MD) Nos.6912 & 6913 of 2019.

Yours faithfully,



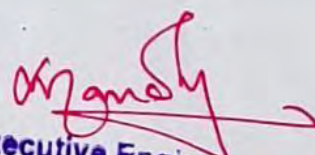
For Member Secretary

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



Copy to:

1. Thiru.S.Sundararajan,
Executive Engineer,
Tamil Nadu Slum Clearance Board,
Plot No.94 D, Door No.4/447,
Judges Colony, Nehru Nagar,
Kottivakkam,
Chennai - 600 041.
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. **The Chief Engineer**
CMWSSB
No.1, Pumping Station Road,
Chintadripet,
Chennai - 600 002.



**Executive Engineer,
Slum Clearance Board
Dn.III, Chennai - 600 039**

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No.

13569
B/NHRB/200A&B/2020

Date of Permit. 15/07/2020

File No. NHRB/N/328/2020

Name of Applicant with Address. Thiru. S. Sundararajan
E.E. T.N.S.C.B.
Plot No. 94D, Door No. 4/447, Sudger Colony
Nehru Nagar, Kottivakkam

Date of Application. 11/06/2020

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

Site Address. The pp is for the proposed construction
of Re-construction of Ground + 4 floors Residential
Division No. Building 50 Dwelling Building at
Old Blocks vyasaripadi, Phase - I in S.D.O. 695/2
696/1 part, Block NO. 31, Perambur village

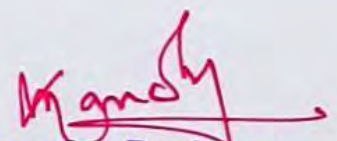
34,000/- B0016681 13/7/2020
Development Charge paid Rs. Challan No. Date.

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 15/07/2025
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.

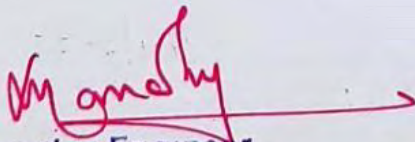
15/7/2020

For MEMBER SECRETARY


Executive Engineer,
Slum Clearance Board
Dn.III, Chennai - 600 039

CONDITIONS

- Note :** 1. According to Section 79 of the T. & C. P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated
2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the planning permission in the event of planning permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.


**Executive Engineer,
Slum Clearance Board
Dn.III, Chennai - 600 039**



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரணிப்பு பிரிவு

Town Planning Section-Works

கட்டிட அனுமதி

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 கீழ்ப்படிந்து)

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண் / Building Plan No		கட்டிட அனுமதி எண் / Plan Submission No	
CEBA WDCN04/00238/2020		PP/NIRB/N/0328/2020 - 16/07/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	அனுமதி பெற்ற நாள் / Application Date
N04	N046	31/07/2020	31/07/2020
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		EXECUTIVE ENGINEER-TAMIL NADU SLUM CLEARANCE BOARD NO:4/447, JUDGES COLONY, NEHRU NAGAR, KOTTIVAKKAM, CHENNAI- 600 041	
சேவை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Block No:31, Survey No:S NO:695/2(PART) & 696/1(PART) OLD BLOCKS VYASARPADI PHASE- I, SATHYAMOORTHY NAGAR TNSCB TENEMENTS, Vyasarpadi, Vyasarpadi, Pambur, Chennai 600039	
Building License Fees		202000	
Scrutiny Fees		600	
Workers Welfare Board		254800	
மொத்தக் கட்டணம் / Total (In Rs.)		457400	

Amount (in words) Rupees Four Lakh Fifty Seven Thousands Four Hundred Only

Payment Details:

DD Number: 575234 Amount: 457400 Date: 27/07/2020 Bank: ICICI BANK
(In Rs.)

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்புளிக்கப்பட்ட மனையின் நகலினை 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 30/01/2021

முடிவு நாள் 30/07/2025

அனுமதி தேதிக்குள் வேலை தொடங்குவதில் தாமதமாகிவிட்டால் அனுமதி ரத்து செய்யப்படும்.

This Sanction will expire if the construction is not started with in 30/01/2021

If Construction started Building Permit is valid up to 30/01/2025



Digitally Signed by A S Murugan
Date: 31-Jul-2020 (15:19:10)

Executive Engineer (T.P.)

**Executive Engineer,
Slum Clearance Board
Dn.III, Chennai - 600 039**

1997

[illegible][illegible][illegible][illegible][illegible]

0. பின்வரும் தகவல் அடிப்படையில் கீழ்க்கண்ட கேள்விகளுக்குத் தகுந்த பதிலைத் தேர்வு செய்து கொடுக்கவும். (கேள்விகள் 1 முதல் 5 வரையில் மட்டும் பதிலளிப்பதே போதுமானதாகும்.)

பெரிய அளவுக்குள்ளேயே பிழைகள் ஏற்படுகின்றன. இவற்றைத் தவிர்ப்பதற்காக, பிழைகள் ஏற்படுவதற்கான காரணங்களை அறிய வேண்டும். இவற்றைத் தவிர்ப்பதற்காக, பிழைகள் ஏற்படுவதற்கான காரணங்களை அறிய வேண்டும்.

3. க. ம. இல. 84-தலை எண் IS 486 IS 875, IS 1893 ஆகிய இலக்கங்கள் 1) அக்கட்டுப்பாடு 2) விநியோகம் 3) அமைச்சுப்பாடு வேற்றுமை மற்றும் 4) உருவாக்கம் போன்ற அளவீடுகள் 5) உருவாக்கம் தலை எண் 84-மேலே உள்ள அளவீடுகள், அளவீடுகள்.

4. மனநலக் கோரிடம் அமைப்புகள் வளர்ப்பு, சிகிச்சை, டிரைவ் அமைக்கப்பட்டுள்ள பால்களில் வளர்ப்பு, தனிவிருத்த மனநலம், கட்டிடமான கருத்துகள் 9 விதிகளைப் பற்றி அமைக்கப்பட்டிருக்கிறது.

11. க. டி. அனந்தி, மதுரை சைவ மடத்தில் பொருத்த கண்கள் 9 வன்முகம். 1970-ம் ஆம் ஆண்டு வழங்குகிறதே மாறாது மாறும் பொருளான க. முனை ஆதிமகனின் கி. ப. பக்கம். 1. க. கிருஷ்ணன், க. டி. அனந்திவய மாறமே முடியுமாய் திருமாள் கொண்டு 1972 வரது தத்துவ மெனைய மாகதா. கி. ப. ம. 36. 1974-ம் ஆம் ஆண்டில் க. கிருஷ்ணன் முனைமுகம் முடி

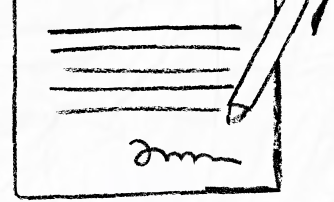
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1.2. சொத்து வளங்களை விற்பனை செய்து, விண்ணப்பதாரருக்கு சொத்து மீது உள்ள உரிமையையே ஒதுக்கி உதவியாக உதவிப்படுத்திக் கொடுக்க வேண்டும். மேலும், அதன்மேல் வேறு வரிசை வரி உரிமை கோரினால் அவர்கள் அதனை பொருத்தமான தகுதியுள்ள நீதிமன்றத்தின் முன் தீர்த்துக் கொடுப்பதும், இதனை முடிவு செய்ய பெருக்க செலவை வசூலாடாது கொடுப்பதும்.

பெரியார் இந்த கட்டிட அமைதியை குறிப்பிட்டுள்ள இடத்தில் கடவுடைய கட்டுவது தொடர்பாக பதிவு காணாதது கட்டாயமாக இயக்குனரால் தொடரக்கூடாது என்று சொல்லியிருக்கிறார்கள். இக்காரணத்தினால் இக்காரணத்தினால் 7. கட்டிடம் மற்றும் 8. குறைவான தொழிலாளர் (வேலை வாய்ப்பு) குறைவாக இருக்கிறது என்று சொல்லியிருக்கிறார்கள்.

[illegible]

**Executive Engineer,
Slum Clearance Board
Dn.III, Chennai - 600 039**



our services doesn't just end there



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



 **empowering your real estate decisions**
with smart tools



Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

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