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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: mcmda@tn.gov.in

Website: www.cmdachennai.gov.in

Letter No. PP/NHRB/S(B2)/0155/2020 Dated: 05.06.2020

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 Stilt floor + 3 Floors with 6 dwelling units of Residential Building at Plot No.24, Old Door No.26, New Door No.8, T.T.K.Road 1st Cross Street, Sriram Nagar, Alwarpet, Chennai -18 comprised in R.S.No.3683 (as per Doc), T.S.No.3683/2 (as per TSLR), Block No.73 of Mylapore Village within the 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/0155/2020 dated 25.02.2020.
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. This office DC advice sent to the applicant in this office letter even No. dated 18.03.2020
 9. The applicant's letter dated 22.05.2020

Planning Permission Application for the proposed construction of Stilt floor + 3 Floors with 6 dwelling units of Residential Building at Plot No.24, Old Door No.26, New Door No.8, T.T.K.Road 1st Cross Street, Sriram Nagar, Alwarpet, Chennai -18 comprised in R.S.No.3683 (as per Doc), T.S.No.3683/2 (as per TSLR), Block No.73 of Mylapore Village within the Greater Chennai Corporation Limit received in the

For ETICA DEVELOPERS PRIVATE LIMITED

Authorised Signatory

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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	Vide Receipt No. B0016468 dated 04.06.2020
1.	Development Charge	Rs.20,000/-	
2.	Regularisation Charge	Rs.57,000/-	
3.	Scrutiny Fee	Rs.3,000/-	
4.	I&A charges	Rs.4,24,000/-	
5.	Security Deposit for Building	Rs.3,04,000/-	
6.	Security Deposit for Display Board	Rs.10,000/-	
7.	MIDC	Rs. 2,65,000/-	

3. Two sets of approved Plans are Numbered as **B/ NHRB / 143 /2020** dated **05.06.2020** in **Planning Permit No. 13512** are sent herewith. The **Planning Permit** is valid for the period from **05.06.2020** to **04.06.2025**.

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

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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.

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.

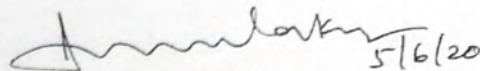
10. Applicant shall not commence construction without building approval from the Local Body concerned.

For ETICA DEVELOPERS PRIVATE LIMITED

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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,

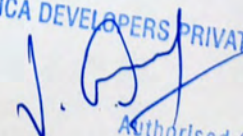
 5/6/20

For Chief Planner
(APU)

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

Copy to:

1. **M/s. ETICA DEVELOPERS PRIVATE LIMITED**
Rep. by its Director Mr.G.Diliban
No.24, Venkatanarayana Road,
Exotica Tower 6th Floor,
T.Nagar, Chennai - 600 017.
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.

For ETICA DEVELOPERS PRIVATE LIMITED

Authorised Signatory

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 13512

B/NHRB/1A3/2020

Date of Permit... 5.06.2020

M/s. Etica Developers Pvt. Ltd.

File No. B/NHRB/S(B2)/0155/2020 Rp. by its Director

M/s. G. Pillai

Name of Applicant with Address No. 24, Venkataswamy Road,
Exotica Tower 6th floor, T. Nagar,
Chennai - 77. Date of Application 25.02.2020

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

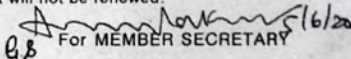
Site Address ~~Plot No. 24, Old Doon, No. 24, New Doon, No. 8, T.T.K. Road,~~
1st cross street, Shivam Nagar, Alwarpet,
Chennai - 18, in R.S. No. 3683 (as per Dec.),
T.S. No. 3683/2 (as per TSLR), Block No. 73 of
Mylapore village

Division No. 18, in R.S. No. 3683 (as per Dec.),
T.S. No. 3683/2 (as per TSLR), Block No. 73 of
Mylapore village

Development Charge paid Rs. 24,000/- Challan No. 60668 Bated 09.06.2020

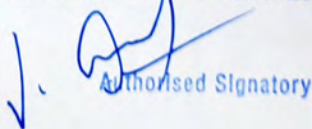
PERMISSION is granted to the ~~layout/sub-division of land~~ building construction/~~change in use of land~~ building according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

3. The permit expires on 5.06.2025
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.


For MEMBER SECRETARY

5/6/2020

For ETICA DEVELOPERS PRIVATE LIMITED


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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.

For ETICA DEVELOPERS PRIVATE LIMITED


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பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
நகரணிப்பு பிரிவு
Town Planning Section-Works
கட்டிட அனுமதி

Building Permission

(1919 ஆன்டென்டிங் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவினா 119)
(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண் / Building Plan No		கட்டிட அனுமதி எண் / Plan Submission No	
CEBA/WDCN09/00227/2020		PP//NHRB/S(B2)/0155/2020 - 05/06/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுப்ப நாள் / Application Date
N09	N122	03/08/2020	03/08/2020
மனுப்பாளர் பெயர் மற்றும் குவார்ட்டர் குவார்டர் / Applicant name & address		Ms ETICA DEVELOPERS PVT LTD Rep By Mr G DILIBAN GPA-NO-24, VENKATANARAYANA ROAD, EXOTICA TOWER, 6TH FLOOR, T. NAGAR, CHENNAI-600017	
சேவை வகை / Service Type		Building Permit for CMDA Approved Plan	
மண்டல அமைவிடம் / Plot address		Door No:8/26, Block No:73, Plot No:24, Survey No:T.S.No:3683/2, SRIRAM NAGAR, T.T.K. Road Ist Cross Street, Alwarpet, Alwarpet, Mylapore, Chennai, 600018	
Building License Fees		142300	
Road cut charges - CMWSSB SEWERAGE		19500	
Road cut charges - CMWSSB, WATER		14700	
Road cut charges - TNEB		14700	
Scrutiny Fees		600	
Workers Welfare Board		201300	
மொத்தக் கட்டணம் / Total (In Rs.)		393100	

Amount (in words): Rupees Three Lakh Ninety Three Thousands One Hundred Only

Payment Details:

DD Number: 122867 Amount: 393100 Date: 18/07/2020 Bank: AXIS BANK LTD.
(In Rs.):

இது குறிப்பிட்ட நிர்மாணங்களுக்கான அனுமதிக்கு ஒப்பளிப்பதற்கான வரையறுக்கப்பட்ட நகலெடுப்பு அனுமதி

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

02/02/2021
இந்த அனுமதி
முடிவு நாள் 02/08/2025

ஆல் தேதிக்குள் வேலை தொடங்குவதில் தாமதமாகிவிட்டால் கட்டணம் திரும்பக் கட்ட வேண்டும்.

This Sanction will expire if the construction is not started with in 02/02/2021

If Construction started Building Permit is valid up to 02/08/2025



Digitally Signed by A S Murugan
Date: 03-Aug-2020 (15:32:35)

Executive Engineer (T.P.)

For ETICA DEVELOPERS PRIVATE LIMITED
J. [Signature]
Authorised Signatory

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- For ETICA DEVELOPERS PRIVATE LIMITED
J. [Signature]
Authorised Signatory



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Vastu & Property Management Tools

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real estate journey

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