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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/N/322/2020 Dated. 30.07.2020

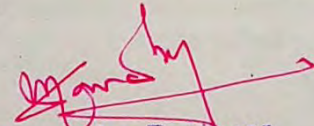
To

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 proposed construction of Ground + 5 Floors Residential Building with 288 (EWS) Dwelling units at MGR Nagar comprised in R.S.No.715/1 Part, 2 Part, Block No.34 and R.S.No.730/2 Part, 3 Part, 4 Part, & 731 Part, Block No.36, Ward No.37, Zone - IV, 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/322/2020 dated 10.06.2020.
 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 08.07.2020.
 11. The applicant's letter dated .23.07.2020.
 12. Land delivery receipt for OSR gifted to CMDA vide U.O. Note No.TDR/OSR/6657/2020 dated 29.07.2020.


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

Planning Permission Application for the proposed construction of Ground + 5 Floors Residential Building with 288 (EWS) Dwelling units at MGR Nagar comprised in R.S.No.715/1 Part, 2 Part, Block No.34 and R.S.No.730/2 Part, 3Part, 4 Part, & 731 Part, Block No.36, Ward No.37, Zone - IV, Perambur Village, Perambur Taluk 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 11th cited.

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

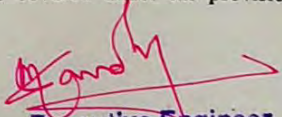
Sl. No.	Description	Total Amount	
1.	Development Charge	Rs.1,46,000/- (Rupees One Lakh Forty Six Thousand only)	Vide Receipt No.B0016677 dated 13.07.2020.
2.	CMWSSB charges	Rs. 21,25,000/- (Rupees Twenty One Lakh Twenty Five Thousand only)	
3.	Flag Day	Rs. 500/- (Rupees five hundred only)	Vide Receipt No.5313 dated 13.07.2020.

3. The applicant has gifted the OSR portion to CMDA vide the land delivery receipt in the reference 12th cited with a condition that the OSR area to be handed over to the local body before Completion of the project.

4. Two sets of approved Plans are numbered as B/NHRB/ 222 A&B/ 2020 dated. 30.07.2020 in Planning Permit No.13591 are sent herewith. The Planning Permit is valid for the period from 30 .07.2020 to 29.07.2025.

5. 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.

6. 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.


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

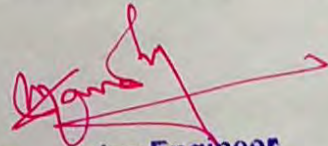
7. As far as, the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the Building Rules under the respective Local Body Act 1920, such as Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality Act, 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.

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 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.

9. 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) அபார்ட்மெண்ட்டிற்கு விளம்பரம் செய்யவோ விற்பனை செய்யவோ முன்பதிவு செய்யவோ, விற்கவோ (அ) விலை அறிவிப்பு செய்யவோ மனை, கட்டிடம் (அ) அபார்ட்மெண்ட்டுகளை வாங்குபவர்களுக்கு அழைப்பு விடுக்கவோ எதுவாக இருந்தாலும், அக்கட்டிட, மனை விற்பனை திட்டத்தை தமிழ்நாடு கட்டிட, மனை விற்பனை ஒழுங்குமுறை


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

குழுமத்தில் பதிவு செய்த பிறகே, செயல்படுத்த வேண்டும் என்ற நிபந்தனைக்கு உட்பட்டு இந்த திட்ட அனுமதி ஒப்பளிக்கப்படுகிறது.”

10. 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.

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

12. 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,

S. Ganeshrao
31/7/2020
For Member Secretary

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

Copy to:

1. **Thiru.L.Manoharan,**
Tamil Nadu Slum Clearance Board,
Executive Engineer,
No.39, 2nd Street,
Thiruvalluva Nagar,
Mogappair East,
Chennai – 600 037.
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.

[Signature]
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.

B/NHRB/222 A&B/2020

Date of Permit 30.07.2020

File No. PP/NHRB/N/322/2020

Name of Applicant with Address..... TN S C B

EE, No. 39, 2nd Street,
Thiruvalluvar Nagar,
Mogappair East, ch. 37

Date of Application 10.6.2020.

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

PP for the proposed construction of GF + 5 floors
Residential building with 288 (EWS) dwelling units

Site Address

at MGR Nagar comprised in R.S No. 715/1 pt, 2 pt,
Block No. 34 and R.S No. 730/2 pt, 3 pt, 4 pt &
731 pt, Block No. 36, Ward No. 37, Zone - IV
Perambur Village.

Development Charge paid Rs. 1,46,000/- Challan No. B0016677 Date 13.7.2020

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

29.07.2025

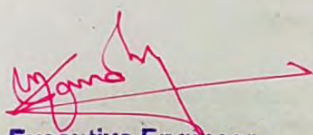
the building construction work should be completed as per plan before the expiry date. If it is not possible to Complete the construction, request for renewing the planning permit should be submitted to Chennai Metropolitan Development Authority before the expiry date. If it is not renewed before the 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.

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

S. Ganesan
For MEMBER SECRETARY
31/7/2020

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 or 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 ஆண்டு சென்னை மாநகராட்சி சட்டம் 238 க்கு கீழ் (1919 MCMC Act Section 238))

(1919 MCMC Act Section 238)

கட்டிட அனுமதி - Building Plan No.		கட்டிட அனுமதி - Plan Submission No.	
CEBA/WDCN04/00250/2020		PP/NHRB/N/322/2020 - 30/07/2020	
பகுதி - Zone	குறியீடு - Ward	அனுமதி நாள் - Approval Date	அபிப்பிராயம் - Application Date
N04	N037	12-08-2020	12-08-2020
அனுமதிக்கப்பட்டவரின் பெயர் மற்றும் முகவரி / Applicant name & address		THE EXECUTIVE ENGINEER-TAMIL NADU SLUM CLEARANCE BOARD, NO.39, 2nd Street, Thiruvalluvar Nagar, Mogappair East, Chennai - 600037.	
சேவை - Service Type		Building Permit for CMDA Approved Plan	
பகுதி முகவரி - Plot address		Block No:34,36, Survey No:715/1(PT),2(PT),730/2(PT),3(PT),4(PT),731(PT), Main Road M.G.R. Nagar,M.G.R.Nagar,Vyasarpadi,Perambur, Chennai, 600039	
Building License Fees		1209900	
Road cut charges - CMWSSB SEWERAGE		35000	
Road cut charges - CMWSSB, WATER		26300	
Road cut charges - TNEB		26300	
Scrutiny Fees		600	
Workers Welfare Board		1457700	
மொத்தக் கட்டணம் / Total (In Rs.)		2755800	

Amount (in words): Rupees Twenty Seven Lakhs Fifty Five Thousands Eight Hundred Only

Payment Details:

DD Number: 575244 Amount: 2755800 Date: 07/08/2020 Bank: ICICI BANK
(In Rs.):

பிடி கட்டியது: நிபந்தனைகளுக்கு உட்பட்ட அனுமதிக்கப்பட்டவரின் பெயர் மற்றும் முகவரி

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
11/02/2021
11/08/2025

அனுமதி பெறும்போது மேலே உள்ள நிபந்தனைகள் மற்றும் கட்டணம் செலுத்தப்பட்டுள்ளதில் உறுதிப்படுத்தப்பட்டுள்ளது.

This Sanction will expire if the construction is not started with in 11/02/2021

If Construction started Building Permit is valid up to 11/08/2025



Digitally Signed by A S Murugan
Date: 12-Aug-2020 (13.36.48)

Executive Engineer (T.P.)

(Handwritten signature)

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



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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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OMR Thoraipakkam,
Chennai, India

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