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Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No.

13593

B/NHRB/224 A to C/
2020.

Date of Permit 30/07/2020

Thiru. M. Alagu Ponniah,

Executive Engineer,

Division II, TNSCB,

13th Sector, 83rd Street,

Saivalingapuram, KK Nagar

Ch-78
Date of Application 12/12/19

Proposed

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

of G.F + 5 floors
Residential building with 204 dwelling units

Site Address: (Vazhai Thoppu Tenements Scheme -
Phase-II) at Ellayammankovil

Division No.: street, west Mambalam,
Chennai- 33, Comprised in T.S No. 99,
Block No. 18 of Mambalam Village

Development Charge paid Rs. 99,700/- Challan No. B0016416 Date 28-5-2020

✓ 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

29/10/2025.

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,
Division II

Tamil Nadu State Clearance Board

For MEMBER SECRETARY

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.

42 289
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: mcmda@tn.gov.in Website: www.cmdachennai.gov.in

Letter No. PP/NHRB/C/ 1174/2019

Dated: 30.07.2020

To

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

Sir,

Sub: CMDA - APU - (B Channel - Central Division) - Planning Permission for the proposed construction of Ground floor + 5 floors, Residential building 204 dwelling units (Vazhai Thoppu Tenements Scheme - Phase-II) at Ellaiyamman Koil Street, West Mambalam, Chennai -33 comprised in T.S.No.39, Block No.18 of Mambalam village within the limit of Greater Chennai Corporation - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

- Ref:
1. Planning Permission Application received in SBC No.CMDA/PP/NHRB/C/1174/2019, dated 12.12.2019.
 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 & Water Supply (MA-I) Dept, dated 04.02.2019.
 6. Office Order 7/2019 dated 12.03.2019.
 7. WP (MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 /2019 dated 12.04.2019.
 8. DC and other charges sent to the applicant in this office Online letter even No. dated 19.05.2020.
 9. The applicant's letter dated 26.05.2020, 01.06.2020, 21.07.2020, 25.07.2020.

The Planning Permission Application for the proposed construction of Ground floor + 5 floors, Residential building 204 dwelling units (Vazhai Thoppu Tenements Scheme - Phase-II) at Ellaiyamman Koil Street, West Mambalam, Chennai -33 comprised in T.S.No.39, Block No.18 of Mambalam village within the limit of Greater Chennai Corporation 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	Charges / Fees / Deposits	Total Amount	Receipt No & date
i)	Development charges	Rs. 99,700/-	B0016416 dated 28.05.2020
ii)	Metro Water Infrastructure Development charges	Rs. 14,94,000 /-	

3. Two copies of approved Plans are Numbered as B / NHRB / 224 A to C / 2020 dated 30.07.2020 in Planning Permit No. 13593 are sent herewith. The Planning Permit is valid for the period from 30.07.2020 to 29.07.2025.

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 hermetically 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 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.Ms.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.

“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.”

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.

PP/NHRB/C/1174 /2019

11. Further, the Planning Permission issued under the TNCD&BR, 2019 is subject to outcome of the Honorable High Court Order in the reference 7th cited.

Yours faithfully,

h. Sreegubli
30/7/2020
For MEMBER-SECRETARY
AL
30/7/2020

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

Copy to:

1. **Applicant**
Thiru.R.Rajasekaran, B.E,
Chief Engineer,
Tamil Nadu Slum Clearance Board,
No.5, Kamarajar Salai,
Chennai – 600 005.
2. **The Member**
Appropriate Authority
108, Uthamar Gandhi Salai
Nungambakkam, Chennai – 600 034.
3. **The Chief Engineer**
CMWSSB,
No.1, Pumping Station Road,
Chintadripet, Chennai - 600 002.
4. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road
Nungambakkam, Chennai - 600 034.
5. **The Deputy Planner**
Enforcement Cell (Central)
CMDA, Chennai – 600 008.



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரமைப்பு பிரிவு
Town Planning Section-Works
கட்டிட அனுமதி

Building Permission

(1919 ஆம் ஆண்டின் 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/WDCN10/00257/2020		PP/NHRB/C/1174/2019 - 30/07/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	அனுமதி நாள் / Application Date
N10	N140	12/08/2020	12/08/2020
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		THE CHIEF ENGINEER-TAMIL NADU SLUM CLEARANCE BOARD, NO:5, KAMARAJAR SALAI, CHEPAUK, Chennai - 600005.	
சேவையின் தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Block No:18, Survey No: T.S.No: 39, VAZHAI THOPPU TENEMENTS SCHEME PHASE - II, Ellaianman Koil Street, West Mambalam, West Mambalam, Mambalam, Chennai, 600033	
Building License Fees		834900	
Road cut charges - CMWSSB SEWERAGE		21000	
Road cut charges - CMWSSB, WATER		15800	
Road cut charges - TNER		15800	
Scrutiny Fees		600	
Workers Welfare Board		1028800	
மொத்தக் கட்டணம் / Total (In Rs.)		1916900	

Amount (in words): Rupees Nineteen Lakhs Sixteen Thousands Nine Hundred Only

Payment Details:

DD Number: 018366 Amount: 1916900 Date: 07/08/2020 Bank: HDFC BANK
(In Rs.)

பின் குறிப்பிடும் நிபந்தனைகளுக்கு இடம் அனுமதிக்கு வழங்கியுள்ளது என்றும் 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 11/02/2021
முடிவு நாள் 11/08/2025

அதன் தேதியிலிருந்து காலாவதியாகிவிட்டால் காலாவதியாகிவிட்டிருக்கும் கட்டிட அனுமதி

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

Executive Engineer,
Division-

Tamil Nadu Slum Clearance Board,
13th Sector, 83rd Street,
K.K. Nagar, Chennai - 600 078.



Digitally Signed by A S Murugan
Date: 12-Aug-2020 (13:44:31)

उत्तराखण्ड

[illegible]

சென்னை நகராட்சி கழகம், சென்னை - 600 009

1920

விவரப்படியான ஏவலைக்குள் அமைய வேண்டும். கட்டிட பணிகள் நடக்கும்

பெரிய அளவிலான கைகளைச் சேலத்தில் அனுமதி பெற்ற பின்னர்

7. க. அமைதி ஸ்தம்பப்பட்ட. பிறகு க. டிப்டும் கட்டுமானங்கள், ஒப்பளிக்கப்பட்ட. வணர்ப்பு சுகவிலிக்குறி மாறுபடுவது 5 அகலாக செலுத்தப்பட்ட. பின்னர் கட்டுமானங்கள்

IS 486 IS 875 . IS 1893 ஆகிய இந்நியங்களை அங்கம் 6.1.1.1 இல் விதிக்கப்பட்டுள்ளபடி செலவு செய்யக் கூடாது.

பெருகலாபம். இவ்வாறு வியாபாரத்தில் கிடைக்கக்கூடிய லாபத்தை, வியாபாரிகள் வியாபார லாபம் என்று அழைக்கிறார்கள். வியாபார லாபம் என்பது வியாபாரிகளின் வியாபார நடவடிக்கைகளில் இருந்து கிடைக்கக்கூடிய லாபம் ஆகும். வியாபார லாபம் என்பது வியாபாரிகளின் வியாபார நடவடிக்கைகளில் இருந்து கிடைக்கக்கூடிய லாபம் ஆகும்.

1.1) கனம் அமைச்சர் அவர்கள் மூலக்கிரி மருந்துகளைப் பற்றித் தயவு செய்து கீழ்க்கண்ட கேள்விகளுக்கு பதிலளிப்பாரா?

சென்னை, 15.05.2018

1. The first part of the document is a list of names and addresses, which appears to be a directory or a list of contacts. The names are written in a cursive script, and the addresses are written in a more formal, printed script. The list is organized into columns, with names in the first column and addresses in the second column.

பெரிய அளவுக்குள்ளேயே இருக்கிறார்கள். இதைப் பற்றி நான் சொல்ல விரும்புகிறேன். இதைப் பற்றி நான் சொல்ல விரும்புகிறேன். இதைப் பற்றி நான் சொல்ல விரும்புகிறேன்.

Delivery (m/s) செலுத்தும் வேகம்.



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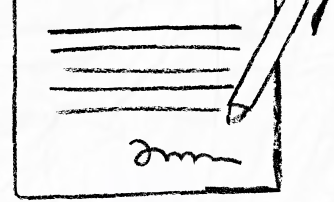
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We're honored to be part of your
real estate journey

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