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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.inWebsite: www.cmdachennai.gov.in

Letter No. PP/NHRB/N/045/2020 Dated: 07.08.2020

To

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

Plg
&
N. S. Ram

Sir,

Sub: CMDA - APU - (B Channel - North Division) - Planning Permission Application for the proposed construction of proposed construction of Group development of 6 Blocks, Block - 1 Stilt + 5 Floors Residential building with 25 dwelling units, Block - 2 GF + 4 Floors Residential building with 40 dwelling units Block - 3 Stilt + 5 Floors with 30 dwelling units, Block - 4 G.F + 4 Floors Residential building with 40 dwelling units Block- 5 G.F + 5 Floors Residential with 50 dwelling units and Block - 6 Stilt + 5 Floors with 20 dwelling units totally 205 dwelling units comprised in S.No.253/1 part, T.S.No.43/3, Old S.No.255 part, 256/1B1 (Part), 1B2 Part, T.S.No.43/2, Old S.No.254/2B, 255/part, 256/1B1 (part), 1B2 part, 258/20 part, 32 part, T.S.No.42, Block No.21 of Padi Village 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/045/2020 dated 14.01.2020.
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 03.07.2020 & 31.07.2020.
11. The applicant's letter dated.30.06.2020, 09.07.2020 & 29.07.2020.
12. OSR Gifted Gift Deed Document No.2545/2020 dt.23.07.2020.
13. The applicants letter dated.07.08.2020 furnishing an undertaking to furnish patta for T.S.No.43/3, Block No.21, Old S.No.253/1Part of Padi Village and to submit the same in CMDA while applying for Completion Certificate.

Planning Permission Application for the proposed construction of proposed construction of Group development of 6 Blocks, Block – 1 Stilt + 5 Floors Residential building with 25 dwelling units, Block – 2 GF +4 Floors Residential building with 40 dwelling units Block – 3 Stilt + 5 Floors with 30 dwelling units, Block – 4 G.F + 4 Floors Residential building with 40 dwelling units Block- 5 G.F + 5 Floors Residential with 50 dwelling units and Block – 6 Stilt + 5 Floors with 20 dwelling units totally 205 dwelling units comprised in S.No.253/1 part, T.S.No 43/3, Old S.No.255 part, 256/1B1 (Part), 1B2 Part, T.S.No.43/2, Old S.No.254/2B, 255/part, 256/1B1 (part), 1B2 part, 258/20 part, 32 part, T.S.No.42, Block No.21 of Padi Village 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 10th cited.

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

Sl. No.	Description	Total Amount	Vide Receipt No.B0016662 dated 09.07.2020.
1.	Development Charge	Rs. 2,29,000/- (Rupees Two Lakhs Twenty Nine Thousand only)	
2.	Scrutiny Fee	Rs. 25,000/- (Rupees Twenty Five thousand only)	
3.	I&A charges	Rs.63,74,000/- (Rupees Sixty Three lakhs Seventy Four thousand only)	
4.	MIDC charges	Rs.34,38,000/- (Rupees Thirty Four lakhs Thirty Eight Thousand only)	
5.	Regularization Charges	Rs.9,31,000/- (Rupees Nine lakhs Thirty	

		One Thousand only)	
6.	Shelter Fee	Rs.88,83,000/- (Rupees Eighty Eight lakhs Eighty Three Thousand only)	
7.	Flag Day	Rs. 500.00 (Rupees five hundred only)	Vide Receipt No.0005301 dated 09.07.2020.
8.	Development Charges	Rs.8100/- (Rupees Eight Thousand One Hundred Only)	Vide Receipt No.B0016843 dated 03.08.2020.
9.	Scrutiny Charges	Rs.2950/- (Two Thousand Nine Hundred and Fifty Only)	
10.	Infrastructure & Amenities Charges	Rs.3,03,400/- (Three Lakh Three Thousand Four Hundred Only)	
11.	Shelter Charges	Rs.3,98,800/- (Three lakh Ninety Eight Thousand and Eight Hundred Only)	
12.	MIDC Charges	Rs.1,45,700/- (One lakh Forty Five Thousand Seven Hundred Only).	

3. In the reference 13th cited ,the applicant has furnished an undertaking to obtain patta in favour of TNHB for T.S.No.43/3, Block No.21, Old S.No.253/1Part of Padi Village and to submit the same in CMDA while applying for Completion Certificate.

4. Two sets of approved Plans are Numbered as B/NHRB/231A to G/2020 dated. 07.08.2020 in Planning Permit No.13600 are sent herewith. The Planning Permit is valid for the period from 07.08.2020 to 06.08.2025.

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.

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 (முறைப்படுத்துதலும் மற்றும் மேம்படுத்துதலும்) விதிகள் 2017-க்கு ஒப்புதல்

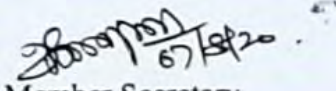
அளித்துள்ளது. இதன்படி மனை/கட்டிடம் விற்பவர் உத்தேசிக்கப்படவிருக்கும் மனை, கட்டிடம் (அ) அபாண்ட்மெண்டிற்கு விளம்பரம் செய்யவோ விற்பனை செய்யவோ முன்பதிவு செய்யவோ, விற்கவோ (அ) விலை அறிவிப்பு செய்யவோ மனை, கட்டிடம் (அ) அபாண்ட்மெண்டுகளை வாங்குபவர்களுக்கு அழைப்பு விடுக்கவோ எதுவாக இருந்தாலும், அக்கட்டிட, மனை விற்பனை திட்டத்தை தமிழ்நாடு கட்டிட, மனை விற்பனை ஒழுங்குமுறை குழுமத்தில் பதிவு செய்த பிறகே, செயல்படுத்த வேண்டும் என்ற நிபந்தனைக்கு உட்பட்டு இந்த திட்ட அனுமதி ஒப்பளிக்கப்படுகிறது.”

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.

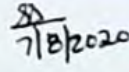
11. Applicant shall not commence construction without building approval from the Local Body concerned.

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,


For Member Secretary

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


7/10/2020

Copy to:

1. Thiru.K.Ravichandran,
Executive Engineer & Admin Officer,
Tamil Nadu Housing Board
Anna Nagar Division,
1st Floor TNHB Complex,
Thirumangalam,
Chennai-600 101.
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.

29

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No.

13600

Date of Permit.....07.08.2020

B/NHRB/231 A to G/2020

File No. PP/NHRB/N/45/2020

Name of Applicant with Address.....TNHB.

EE & ADO,

Anna Nagar, Division, TNHB Date of Application...14.01.2020

Thirumangalkudi, Chennai

Nature of Development : Layout/Sub-division of Land/Building cons-
truction of Land/Building

proposed construction of Group development
of 6 Blocks, Block - 1 Stilt + 5 Floors
Residential building with 25 dwelling units,
Block - 2 GF + 4 Floors Residential building
with 40 dwelling units Block - 3 Stilt + 5
Floors with 30 dwelling units, Block - 4 G.F +
4 Floors Residential building with 40 dwelling
units Block- 5 G.F + 5 Floors Residential with
50 dwelling units and Block - 6 Stilt + 5
Floors with 20 dwelling units totally 205
dwelling units comprised in S.No.253/1 part,
T.S.No 43/3, Old S.No.255 part, 256/1B1
(Part), 1B2 Part, T.S.No.43/2, Old
S.No.254/2B, 255/part, 256/1B1 (part), 1B2
part, 258/20 part, 32 part, T.S.No.42, Block
No.21 of Padi Village

- 9.7.2020

- 31/1/2020

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For MEMBER SECRETARY



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-Works

கட்டிட அனுமதி

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் மடி)

(1919 MCMC Act Section 238)

ply
31/9/2020

கட்டிட அனுமதி எண்/ Building Plan No		கட்டிட அனுமதி எண்/Plan Submission No	
CEBA/WDCN07/00302/2020		PP/NHRB/N/045/2020 - 07/08/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுமேல்பட்ட நாள்/ Application Date
N07	N088	03/09/2020	03/09/2020
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		EXECUTIVE ENGINEER AND ADMIN OFFICER-TAMIL NADU HOUSING BOARD, ANNA NAGAR DIVISION, 1ST FLOOR, TNHB COMPLEX, THIRUMANGALAM, CHENNAI - 600101.	
சேவாபட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Block No:21, Survey No:TS.No:43/2,43/3,42, 1st AVENUE ROAD, W/BLOCK.B.SECTOR I.TH STREET,SBOA.MATRIC.SCHOOL MAIN ROAD,A N W EXTN,Padi, Chennai, 600101	
Building License Fees		2102400	
Road cut charges - CMWSSB SEWERAGE		19500	
Road cut charges - CMWSSB, WATER		14700	
Road cut charges - TNEB		14700	
Scrutiny Fees		600	
Workers Welfare Board		2554200	
மொத்தக் கட்டணம்/ Total (In Rs.)		4706100	

Amount (in words): Rupees Forty Seven Lakhs Six Thousand One Hundred Only

Payment Details:

DD Number: 516595

Amount 4706100

Date: 27/08/2020

Bank: ICICI BANK

(In Rs.):

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்மேல் அனுமதி

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

02/03/2021

02/09/2025

ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடக்கப்பட்டிருந்தால் கட்டிட அனுமதி முடிவு நான்

This Sanction will expire if the construction is not started with in 02/03/2021

If Construction started Building Permit is valid up to 02/09/2025



Digitally Signed by A S Murugan
Date: 03-Sep-2020 (14:29:54)

Executive Engineer (T.P.)

A. S. Murugan
EXECUTIVE ENGINEER & ADO
ANNA NAGAR DIVISION
Tamil Nadu Housing Board,
Thirumangalam, Chennai - 600101



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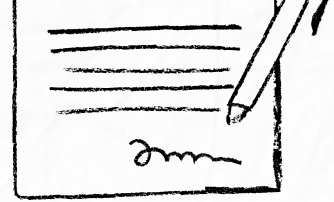
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