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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, Web site: www.cmdachennai.gov.in

Letter No.PP/NHRB/S(B1)/1173/2019, Dated:10.08.2020

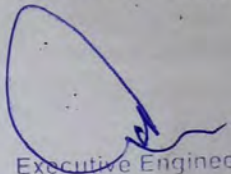
To

The Principal Chief Engineer,
Greater Chennai Corporation,
Ribbon Building, Chennai 600003.

Sir,

Sub: CMDA – Area Plans Unit - ‘B’ Channel (South) - Planning Permission for the proposed construction of Group Development comprising of 2 Blocks; Block 1 consisting of Ground floor + 5 floors residential building with 72 dwelling units (12 dwelling units in each floor) and Block 2 consisting of Ground floor + 5 floors residential building with 144 dwelling units (24 dwelling units in each floor) totally 216 dwelling units at Thiruvalluvar Salai, Vanniyapuram, Chennai 600018 in R.S.Nos.3790/3, 3792/1 (part), 3793/5 (part) & 3791 (part), Block No.74 of Mylapore village within the limit of Greater Chennai Corporation - Approved and forwarded to Local Body for issue of Building Permit – Reg.

- Ref:
1. Planning Permission Application received in SBC No.CMDA/PP/NHRB/S/1173/2019, 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 MAWS (MA-I) Department, dated 04.02.2019.
 6. This office DC letter even No. dated.03.06.2020
 7. OSR Portion gifted vide gift deed document No.373/2020,dated.21.7.2020.
 8. Letter dated. 22.06.2020, 6.07.2020 & 07.08.2020 received from the applicant.


Executive Engineer
Tamil Nadu Slum Clearance Board.
Division - V, Chennai - 18

The Planning Permission Application for the proposed construction of Group Development comprising of 2 Blocks; Block 1 consisting of Ground floor + 5 floors residential building with 72 dwelling units (12 dwelling units in each floor) and Block 2 consisting of Ground floor + 5 floors residential building with 144 dwelling units (24 dwelling units in each floor) totally 216 dwelling units at Thiruvalluvar Salai, Vanniyapuram, Chennai 600018 in R.S.Nos.3790/3, 3792/1 (part), 3793/5 (part) & 3791 (part), Block No.74 of Mylapore 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 7th cited.

2.The applicant has remitted the following charges in the reference 8th cited.

i)	Development charges	₹ 1,06,000/-	Receipt No.B0016497, Dated. 5.06.2020.
ii)	Scrutiny Fee	Nil	
iii)	Regularization charges	Nil	
iv)	Open space & reservation charges	Nil	
v)	Security Deposit for Building	Nil	
vi)	Security Deposit for Display Board	Nil	
vii)	Security Deposit for STP	Nil	
viii)	Infrastructure & Amenities Charges	Nil	
ix)	Premium FSI Charges	Nil	
x)	Shelter charges	Nil	
xi)	MIDC Charges	Nil	

3. Two sets of approved Plans are numbered as **B/NHRB/ 245A to C/2020**, dated.10.08.2020, **Planning Permit No.13614** are sent herewith. The Planning Permit is valid for the period from **10.08.2020 to 09.08.2025**.

4. The Localbody 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 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.

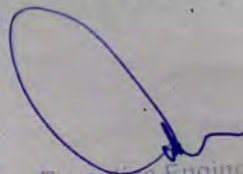
7. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing Planning Permission for any development, CMDA in this regard, checks only the aspect of applicant's right over the site under 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.

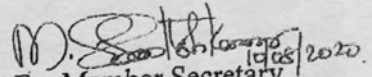
9. This Planning Permission is not final. The applicant has to approach the Principal Chief Engineer, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

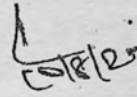
10. Applicant shall not commence construction without building approval from the Greater Chennai Corporation.


Executive Engineer
Tamil Nadu Slum Clearance Board,
Division - V, Chennai - 18.

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

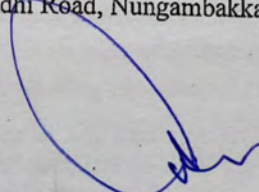

19/08/2020

Encl:

1. Two sets of approved Plans
2. Two copies of Planning Permit

Copy to:

1. **Tamil Nadu Slum Clearance Board,**
Represented by Thiru.L.Manoharan,
No.39, 2nd Street, Thiruvalluvar Nagar,
Moggapair East, Chennai-600037.
2. **The Deputy Planner**
Enforcement Cell (South), CMDA, Chennai – 8.
(With one set of approved plans)
3. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road, Nungambakkam,
Chennai-34.
4. **The Member**
Appropriate Authority
No.108, Mahatma Gandhi Road, Nungambakkam,
Chennai-34.


Executive Engineer
Tamil Nadu Slum Clearance Board,
Division - V, Chennai - 18.

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Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 13614

B/NHRB/245A to C/2020 Date of Permit... 10.08.2020.

Tamil Nadu Slum Clearance Board.

File No. FP/NHRB/CLBD/1173/2019

Name of Applicant with Address Rep. by Thiru. L. Manoharan
No. 39, 2nd Street, Thiruvalluvar
Nagar, Madhavaram East, Chennai - 37.

Date of Application 12.12.2019

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

Site Address..... Refer Annexure.....

Division No.....

Development Charge paid Rs. 1,06,000/- Challan No. B0016497 Date 05.06.2020.

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

09.03.2025

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.

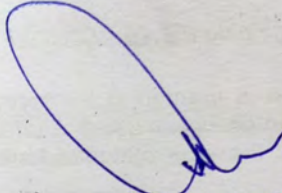
For MEMBER SECRETARY

10/08/2020

Executive Engineer
Tamil Nadu Slum Clearance Board,
Division - V, Chennai - 18.

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
Tamil Nadu Slum Clearance Board,
Division - V, Chennai - 18,

ANNEXURE

Chennai Metropolitan Development Authority

PERMIT No. 13614

Planning Permission No. B / NHRB /245 AtoC/ 2020

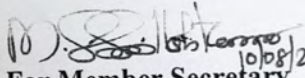
File No. PP/NHRB/S(B1)/1173/2019

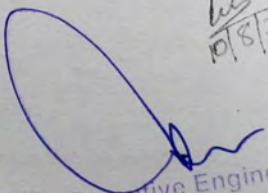
Date 10.08.2020

**Tamil Nadu Slum Clearance Board
Represented by Thiru.L.Manoharan,
No.39, 2nd Street, Thiruvalluvar Nagar,
Moggapair East, Chennai-600037.**

Area Plans Unit – ‘B’ Channel (South) - Planning Permission for the proposed construction of Group Development comprising of 2 Blocks; Block 1 consisting of Ground floor + 5 floors residential building with 72 dwelling units (12 dwelling units in each floor) and Block 2 consisting of Ground floor + 5 floors residential building with 144 dwelling units (24 dwelling units in each floor) totally 216 dwelling units at Thiruvalluvar Salai, Vanniyapuram, Chennai 600018 in R.S.Nos.3790/3, 3792/1 (pt), 3793/5 (pt) & 3791 (pt), Block No.74 of Mylapore village

Permit Expires on 09.08.2025


For Member Secretary


**Executive Engineer
Tamil Nadu Slum Clearance Board,
Division - V, Chennai - 18.**



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 படி)

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண் / Building Plan No		கட்டிட அனுமதி எண் Plan Submission No	
CEBA WDCN09/00282/2020		PP/NHRB/S(B1)1173/2019 - 10-08-2020	
மண்டலம் Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுப்ப நாள் Application Date
N09	N123	01/09/2020	01/09/2020
மனுப்பவர் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		THE EXECUTIVE ENGINEER-TAMIL NADU SLUM CLEARANCE BOARD NO:39, 2nd STREET, THIRUVALLUVAR NAGAR, MOGAPPAIR EAST CHENNAI- 600 037	
சேவையின் தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Block No:74, Survey No:R.S.No:3790 3, 3792/1(PT),3793/5(PT)&3791(PT) VANNIYAPURAM, Thiruvalluvar Salai, Teynampet, Teynampet, Mylapore, Chennai, 600018	
Building License Fees		891200	
Road cut charges - CMWSSB SEWERAGE		19500	
Road cut charges - CMWSSB, WATER		14700	
Road cut charges - TNEB		14700	
Scrutiny Fees		600	
Workers Welfare Board		1096500	
மொத்தக் கட்டணம்/ Total (In Rs.)		2037200	

Amount (in words): Rupees Twenty Lakhs Thirty Seven Thousands Two Hundred Only

Payment Details:

DD Number: 012444

Amount 2037200
(In Rs.):

Date: 21/08/2020

Bank: HDFC BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி 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 28/02/2021

முடிவு நாள் 31/08/2025

ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 28/02/2021

If Construction started Building Permit is valid up to 31/08/2025



Digitally Signed by A S Murugan
Date: 01-Sep-2020 (14:55:51)

Executive Engineer (T.P.)

Executive Engineer
Tamil Nadu Slum Clearance Board,
Division - V, Chennai - 18.

अथर्वसूक्तम्

- Executive Engineer
Tamil Nadu Slum Clearance Board,
Division - V, Chennai - 18.



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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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