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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.in](mailto:mscmda@tn.gov.in)

Website: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

**Letter No. PP/NHRB/N/1023/2019 Dated:05.09.2020**

To

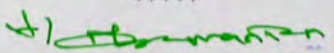
**The Principal Chief Engineer**  
Greater Chennai Corporation  
Ribbon Building  
Chennai - 600 003.

Sir,

Sub: CMDA - APU - (B Channel - North Division) - Planning Permission Application for the existing building of 8 Blocks of Ground Floor+3 Floors Residential Building with 128 dwelling units and ICDS at Plot No.94/2A1, Indira Gandhi Kuppam, Thiruvottiyur, Chennai - 600 057 comprised in Old S.No.94/2A1, T.S.No.23/2, Block No.27, Ward - B of Ernavoor Village submitted by TNSCB - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

- Ref: 1. The PPA received in SBC No.CMDA/PP/NHRB/N/1023/2019 dated 22.10.2019.
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 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 17.07.2020.
11. The applicant's letter dated 21.07.2020, 29.07.2020, 07.08.2020 & 02.09.2020.
12. Undertaking furnished to the effect to demolish the existing structures before completion of project

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**EXECUTIVE ENGINEER,  
RECONSTRUCTION DIVISION,  
T.N.S.C.B., CHENNAI-10.**

AP 2/  
PA(S)  
Pl communicate  
to EE.RCN  
for taking BP  
KREKA

LM  
7/9/2020  
SP

Planning Permission Application for the existing building of 8 Blocks of Ground Floor+3 Floors Residential Building with 128 dwelling units at Plot No.94/2A1, Indira Gandhi Kuppam, Thiruvottiyur, Chennai - 600 057 comprised in Old S.No.94/2A1, T.S.No.23/2, Block No.27, Ward - B of Ernavoor Village submitted by TNSCB received in the reference 1<sup>st</sup> cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 10<sup>th</sup> cited.

2. The applicant has remitted the following charges in the reference 10<sup>th</sup> cited.

| Sl. No. | Description        | Total Amount                                          |                                                  |
|---------|--------------------|-------------------------------------------------------|--------------------------------------------------|
| 1       | Development Charge | Rs.81,000/-<br>(Rupees Eighty One Thousand only)      | Vide Receipt<br>No.B0016747<br>dated 21.07.2020. |
| 2       | CMWSSB charges     | Rs. 10,80,000/-(Rupees Ten Lakh Eighty Thousand only) |                                                  |
| 3       | Flag Day           | Rs. 500/- (Rupees five hundred only)                  | Vide Receipt<br>No.B0016747<br>dated 21.07.2020. |

3. Two sets of approved Plans are numbered as **B/NHRB/287 A to C/2020** dated. 05.09.2020 in **Planning Permit No.13656** are sent herewith. The **Planning Permit** is valid for the period from 05.09.2020 to 04.09.2025.

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 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 குழுவத்தில் பதிவு செய்த பிறகே, செயல்படுத்த வேண்டும் என்ற நிபந்தனைக்கு உட்பட்டு இந்த திட்ட அனுமதி ஒப்பளிக்கப்படுகிறது."

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RECONSTRUCTION DIVISION,  
T.N.S.C.D.C.

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 the construction without building approval from the Local Body concerned.

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,

*S. Ganesan*  
05/09/2020  
For MEMBER SECRETARY

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

Copy to:

1. Thiru.L.Manoharan,  
Executive Engineer,  
Tamil Nadu Slum Clearance Board,  
Door No.39, 2<sup>nd</sup> Street,  
Thiruvalluvar Nagar,  
Mogappair,  
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.

*(S. Ganesan)*  
EXECUTIVE ENGINEER,  
RECONSTRUCTION DIVISION,  
T.N.S.C.B., CHENNAI-10.

Chennai Metropolitan Development Authority  
PLANNING PERMIT

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

PERMIT No.

13856

Date of Permit 05.09.2020

B/NHRB/287A6C/2020

File No. PP/NHRB/N/1023/2019

TNSCB.

Name of Applicant with Address.

EE, Reconstruction Division,  
T.P. Chatram, Ch-10

Date of Application 22.10.2019

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

PP for the existing building of 8 blocks of Ground floor + 3 floors Residential building with 128 dwelling units at Plot No. 94/2A1, Indira

Division No. Gandhikuppam, Thiruvottiyur,

Chennai-57, Comprised in Old S.No. 94/2A1, T.S.No. 28/2, Block No. 27, Ward No. B of Eravoor Village

Development Charge paid Rs 81,000/- Challan No. 8016747 Date 21.7.2020

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

04.09.2025

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

H-9-2020

EXECUTIVE ENGINEER,  
RECONSTRUCTION DIVISION,  
T.N.S.C.B., CHENNAI-10.



பெருநகர சென்னை மாநகராட்சி  
Greater Chennai Corporation  
நகரணிப்பு பிரிவு - பணித்துறை  
Town Planning Section-Works Department

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)  
(1919 MCMC Act Section 238)

|                                                                |                       |                                                                                                                                             |                                                    |
|----------------------------------------------------------------|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| கட்டிட அனுமதி எண் / Building Plan No<br>CEBA/WDCN01/00343/2020 |                       | கட்டிட அனுமதி எண் / Plan Submission No<br>PP/NHRB/S(B2/1023/2019 - 05/09/2020)                                                              |                                                    |
|                                                                |                       | அனுமதி நாள் / Approval Date<br>01/10/2020                                                                                                   | மனுப்பப்பட்ட நாள் / Application Date<br>01/10/2020 |
| மண்டலம் / Zone<br>N01                                          | வார்ட் / Ward<br>N003 | EXECUTIVE ENGINEER-TNSCB DOOR NO:39, 2nd STREET, THIRUVALLUVAR NAGAR, MUGAPPAIR, CHENNAI- 600 037.                                          |                                                    |
| கட்டிடக்கலை அலுவலர் பெயர் / Applicant name & address           |                       | CMDA Proposal- only for Building Permit                                                                                                     |                                                    |
| சேவை வகை / Service Type                                        |                       | Block No:27 WARD-B, Plot No:94/2A1, Survey No:TS.NO: 23/2, INDIRA GANDHI NAGAR, INDIRA GANDHI NAGAR, TIRUVOTTRIYUR, Emavur, Chennai, 600057 |                                                    |
| புவி அமைவிடம் / Plot address                                   |                       |                                                                                                                                             |                                                    |
| Building License Fees                                          |                       | 544000                                                                                                                                      |                                                    |
| Regularisation Charges (penalty under section 244A)            |                       | 83000                                                                                                                                       |                                                    |
| Road cut charges - CMWSSB SEWERAGE                             |                       | 15000                                                                                                                                       |                                                    |
| Road cut charges - CMWSSB, WATER                               |                       | 11000                                                                                                                                       |                                                    |
| Road cut charges - TNEB                                        |                       | 11000                                                                                                                                       |                                                    |
| Scrutiny Fees                                                  |                       | 600                                                                                                                                         |                                                    |
| மொத்தக் கட்டணம் / Total (In Rs.)                               |                       | 664600                                                                                                                                      |                                                    |

Amount (in words): Rupees Six Lakh Sixty Four Thousands Six Hundred Only

M.W.G.W.F. DD Details : DD Number: 007633 Amount: 100 Rs. Date: 18/09/2020 Bank: HDFC BANK

பின் குறிப்பிட்ட நிபந்தனைகளுக்கு அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Sanctioned for CMDA Proposal- only for Building Permit Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

இந்த அனுமதி 31/03/2021 ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காவனவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி முடிவு நாள் 30/09/2025

This Sanction will expire if the construction is not started with in 31/03/2021

If Construction started Building Permit is valid up to 30/09/2025

Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)

EXECUTIVE ENGINEER,  
RECONSTRUCTION DIVISION,  
T.N.S.C.B., CHENNAI-10.



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