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Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No.

13073

Date of Permit 05.01.2020

B/NHRB/04/2020

Thiru. R. V. Sundar,

File No. CP/NHRB/5(RJ)/11/2/2019 GFD for

Name of Applicant with Address Thiru. R. Chandrasekaran & others
Door No. 19/1, 3rd Cross Street,
Raja Perumalapuram, Chennai-28

Date of Application 12.12.2019

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

Site Address Stilt + 4 floors Residential building
with 8 dwelling units at old Door
No. 13, New Door No. 31, Rajaji Nagar

Division No. 2nd Street, Royapettah, Chennai-14
in old S.No. 631/4, R.S. No. 631/11,
Block No. 11 of Mylapore village

Development Charge paid Rs. 7,000/- Challan No. 5391 Date 31.12.2019

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

05.01.2025

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
06/01/20



ATTESTED / XEROX

P. RAMESH, M.A.B.L.,
COMMISSIONER OF OATHS
S.No. 68, ROC No. 47248/18/F2
HIGH COURT, CHENNAI-504.
Cell: 99405 23906



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
நகரவாழ்வு பிரிவு
Town Planning Section-Works
கட்டிட அனுமதி

Building Permission

(1919 ஆம் ஆண்டில் சென்னை நகராட்சி கட்டிட 238 விதிகளின்படி)
(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண் / Building Plan No		திட்ட அனுமதி எண் / Plan Submission No	
CEBA/WDCN09/00047/2020		PP/NHRB/SCB1/1172/2019 - 06/01/2020	
பகுதி / Zone	வார்டு / Ward	அனுமதி தேதி / Approval Date	அபிப்பிராயம் தேதி / Application Date
N09	N119	30/01/2020	30/01/2020
அபிப்பிராயம் செய்து விட்டவர் பெயர் / Applicant name & address		R.V SUNDAR-OPA FOR Mr. K. CHANDRASEKARAN & 6 OTHERS, NO.19/1 THIRD CROSS STREET RAJA ANNAMALAI PURAM CHENNAI - 600028	
சேவை வகை / Service Type		Building Permit for CMDA Approved Plan	
முகவரி / Plot address		Door No: NEW NO 31 OLD NO 13, Block No: 11, Survey No: R.S. No. 63/1/11, Balaji Nagar 2nd Street, Balaji Nagar, Royapettah, Mylapore, Chennai, 600014	
Building License Fees		116600	
Road ca: charges - CMWSSB SEWERAGE		16300	
Road ca: charges - CMWSSB, WATER		12200	
Road ca: charges - TNEB		12200	
Scrutiny Fees		600	
Workers Welfare Board		169700	
மொத்த கட்டணம் / Total (In Rs.)		327600	

Amount (in words): Rupees Three Lakh Twenty Seven Thousands Six Hundred Only

Payment Details:

DD Number: 558558

Amount 327600
(In Rs.):

Date: 27/01/2020

Bank: KARNATAKA BANK LTD.

இக் திட்டமிடல் திருத்தங்களுடன் அனுமதிக்க ஒப்புவிக்கப்பட்ட வரைவு திட்டமிடல் 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 29/07/2020

இந்த அனுமதிக்கு கட்டணம் செலுத்தப்படவில்லை என்றால் இவ்விதம் செலுத்தப்படாததுடன் கட்டிட அனுமதி முடியாதது 29/01/2025

This Sanction will expire if the construction is not started with in 29/07/2020

If Construction started Building Permit is valid up to 29/01/2025



Digitally Signed by A S Murugan
Date: 30-Jan-2020 (15:30:27)

Executive Engineer (T.P.)



ATTESTED / XEROX
P. RAMESH, M.A.B.L.,
COMMISSIONER OF OATHS
S.No. 68, P.O. No. 47248/18/F2
HIGH COURT, CHENNAI 600 104.
Cell: 99405 28906

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: mscmda@tn.gov.in, Web site: www.cmdachennai.gov.in

Letter No.PP/NHRB/S(B1)/1172/2019, Dated: 06.01.2020

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 Stilt floor + 4 floors (16.0m height) Residential building with 8 dwelling units at Old Door No.13, New Door No.31, Balaji Nagar 2nd Street, Royapettah, Chennai 600014 in Old S.No.631/4, R.S.No.631/11, Block No.11 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/1172/2019, 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. CMDA office order No.7/2019 dated 12.03. 2019
 7. This office DC letter even No. dated.23.12.2019.
 8. Letter dated.31.12.2019 received from the applicant.

The Planning Permission Application for the proposed construction of Stilt floor + 4 floors(16.0m height)Residential building with 8 dwelling units at Old Door No.13, New Door No.31, Balaji Nagar 2nd Street, Royapettah, Chennai 600014 in Old S.No.631/4, R.S.No.631/11, Block No.11 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.



RECEIVED / XEROX
P. RAMAKRISHNAN, M.A.B.L.,
COMMISSIONER OF CATHS
IND. 68, P.O. No. 47243/18/E2
HIGH COURT, CHENNAI-600 104.
Cell: 99405 28906

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

i)	Development charges	₹ 17,000/-	B0015391, Dated.31.12.2019.
ii)	Scrutiny Fee	₹ 2,000/-	
iii)	Regularization charges	Nil	
iv)	Open space & reservation charges	Nil	
v)	Security Deposit for Building	₹ 2,60,000/-	
vi)	Security Deposit for Display Board	₹ 10,000/-	
vii)	Security Deposit for Septic Tank	Nil	
viii)	Infrastructure & Amenities Charges	₹ 3,81,000/-	
ix)	Premium FSI Charges	Nil	
x)	Shelter charges	Nil	
xi)	MIDC Charges	₹ 2,26,000/-	

3. Two sets of approved Plans are numbered as **B/NHRB/04/2020,**

Planning Permit No.13073, dated.06.01.2020, are sent herewith. The Planning Permit is valid for the period from **06.01.2020 to 05.01.2025.**

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.

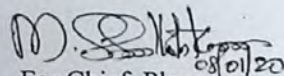
8. As approved by Tamil Nadu Government in G.O.M.s.No.112 H & UD Department dated 22.06.2017 to carry out the provisions of Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, Market, Book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment 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.

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 Chief Planner
Area Plans Unit.



Encl:

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

Copy to:

1. **Thiru.R.V.Sundar,**

GPA for 1.Thiru.K.Chandrasekaran, 2.Thiru.C.Jayendra Shankar, 3.Thiru.Vijayakumar Gauhar, 4.Tmt.Parmila Gauhar, 5.Thiru.Namratha Mahajan, 6.Thiru.Mohanlal Thakurdas and 7.Tmt.Renuka Mohanlal,

Door No.19/1, 3rd Cross Street, Raja Annamalai Puram, Chennai 600028.

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.
5. **The Managing Director,**
CMWSSB,
No.2, Pumping Station Road,
Chinthadripet,
Chennai-600002.





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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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