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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, Web site: www.cmdachennai.gov.in

Letter No.PP/NHRB/S(B1)/0437/2020, Dated: 21.09.2020

To

The Commissioner,
Pallavaram Municipality,
Chennai.

Sir,

Sub: CMDA – Area Plans Unit - ‘B’ Channel (South) - Planning Permission for the proposed construction of Stilt floor + 3 floors (12.0m height) Residential building with 9 dwelling units at Plot No.43, New No.10, Old No.4, Isaiagam Street, Radha Nagar, Chromepet, Chennai 600044 in Old S.No.242/32A2 & 242/32A3, T.S.No.16, Block No.39, Ward-D of Zamin Pallavaram Village, Pallavaram Taluk within the limit of Pallavaram Municipality – 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/0437/2020, dated.13.08.2020.
 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 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.01.09.2020.
 8. Letter dated.15.09.2020 received from the applicant.

The Planning Permission Application for the proposed construction of Stilt floor + 3 floors (12.0m height) Residential building with 9 dwelling units at Plot No.43, New No.10, Old No.4, Isaiagam Street, Radha Nagar, Chromepet, Chennai 600044 in Old S.No.242/32A2 & 242/32A3, T.S.No.16, Block No.39, Ward-D of Zamin Pallavaram Village, Pallavaram Taluk within the limit of Pallavaram Municipality 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.

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

i)	Development charges	₹ 15,000/-
ii)	Scrutiny Fee	₹ 3,000/-
iii)	Regularization charges	₹ 33,000/-
iv)	Open space & reservation charges	Nil
v)	Security Deposit for Building	₹ 2,32,000/-
vi)	Security Deposit for Display Board	₹ 10,000/-
vii)	Security Deposit for Septic Tank	Nil
viii)	Infrastructure & Amenities Charges	₹ 3,07,000/-
ix)	Premium FSI Charges	Nil
x)	Shelter charges	Nil
xi)	MIDC Charges	Nil

Receipt No.
CMDA/PP/Ch/2935/2020,
dated 05.09.2020.

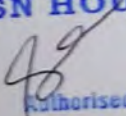
3. Two sets of approved Plans are numbered as **B/NHRB/305/2020, dated.21.09.2020, Planning Permit No.13674** are sent herewith. The Planning Permit is valid for the period from **21.09.2020 to 20.09.2025**.

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

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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 Commissioner , Pallavaram Municipality for issue of Building Permit under the Local Body Act.

10. Applicant shall not commence construction without building approval from the Pallavaram Municipality.

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 **ASN HOUSING**

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For Senior Planner (B-South)
Area Plans Unit.

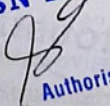
21/9/20

Encl:

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

Copy to:

1. **M/s.ASN Housing,**
Represented by its partner Thiru.B.Sunil Kumar
GPA for Thiru.R.Jayakumar,
Block No.11, Flat – D1, Jain Green Acres,
Darga Road, Pallavaram, Chennai 6000043.
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.

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Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 13674

Date of Permit 24.09.2020

E.NHRB/305/2020 M/s. ASN Housing,

File No. P.NHRB/S(BD)/437/2020 Rep. by its Partner
Thiru. B. Suril Kumar

Name of Applicant with Address P. No. 11, Flat - D1, Tatt. Green
Block No. 11, Flat - D1, Tatt. Green

Area, Durgam Road, Date of Application 13.08.2020

Pallavaram, Chennai - 43.

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

PP for the proposed construction of

Site Address Stilt floor + 3 floors (12.0 m height)

Residential building with 9 dwelling

Division No. Units 9, Plot No. 43, New No. 10,

old No. 4, Ibaragam Street, Radha Nagar,

Chennai - 44 in old S. No. 242/32A2 &

242/32A3, T.S. No. 16, Block No. 39, Ward - D of

Zamin Pallavaram village

Development Charge paid Rs 5,000/- Challan No. MD/PP dated 05.09.2020

Ch/2935/2020

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 20.09.2025

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

For ASN HOUSING

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1920-ம் வருடத்திய திருத்தப்பட்ட சென்னை நகராட்சிகளின் சட்டம் 200, 201-வது பிரிவுகளின்படி இடத்தை அங்கீகாரம் செய்யவும், குடிசையில்லாத ஒரு கட்டிடத்தை கட்டவோ அல்லது திரும்ப கட்டவோ அல்லது மேற்படி நகராட்சிகளின் சட்டம் 210-வது பிரிவின்படி ஒரு குடிசையை கட்டவோ, அல்லது திரும்ப கட்டவோ அல்லது 1920-ம் வருடத்திய திருத்தப்பட்ட சென்னை நகராணைப்படி சட்டம் 17-வது பிரிவின்படி நகராணைப்பு திட்டம் அமைந்துள்ள இடம், கட்டிடம் இவைகளை அங்கீகரிக்கவும் சம்பந்தமான அனுமதி.

-0-

பல்லவபுரம் நகராட்சி ஆணையர் அவர்களின் நடவடிக்கைகள், சென்னை-44.
முன்னிலை திரு/திருமதி. C மதுசூதன், 01.01.20.

க.ம.எண்.

PPD 323 / 20 / F3
PPC -
BC 307

க.அ.எண்.

நாள். 27.10.20.

பார்வை திரு/திருமதி..... Mrs. ASH Housing..... Rep. by B. Anand
இடத்தில் இருந்து வரலான..... 27.9.20..... தேதிய
விண்ணப்பம் விண்ணப்பதாரர் பெயர்..... Mrs. ASH Housing..... Rep. by B. Anand
விலாசம்..... P. R. S. 11, Flat 101, Tamil Cinema, Chennai 43

கட்டிடம் கட்டப் போகும் இடம்..... 27.9.20.....

கிராமம்..... புதுச்சேரி..... மனை எண்..... 43

கதவு எண்..... New No. 10 தெரு..... புலன் எண்..... 242/32 A2 &

நகராட்சி அலுவலகத்தில் விண்ணப்பம் பெற்று கொண்ட தேதி..... 27.9.20..... 242/32 A3

ஆணையர் அனுமதித்துள்ள கட்டிடத்தின் விவரம்..... தேதியில்

உரிமையாணை கட்டணம் ரூபாய்..... 9.000/-..... செலுத்தப்பட்டது. இரகீது எண்..... 2605/27.10.20

உரிமையாணை எண்..... 307/20.1.23..... தேதி..... 27.10.20

மேலே அங்கீகரிக்கப்பட்டிருக்கின்றது, இத்துடன் இணைக்கப்பட்டிருக்கும் இடம், கட்டிடம் இவைகளை அங்கீகாரம் செய்யப்பட்டுள்ள அமைப்பு படங்களில் கண்டதுமான கட்டிட வேலைகள் மாறுதல் இன்றி கட்டுவதற்கு அனுமதி கொடுக்கப்பட்டிருக்கிறது.

கீழே விவரிக்கப்பட்டுள்ள நிபந்தனைகளும், விண்ணப்பதாரர் உரிமையாணை பெற்றவர் சொந்தக்காரர் / கட்டுப்பட்டு நடப்பதற்கு உரிமையுண்டு.

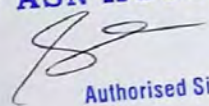
கட்டிடத்தின் விவரம் 11.4.20 11.4.20 11.4.20 11.4.20 11.4.20 11.4.20 11.4.20 11.4.20 11.4.20 11.4.20

கீழ்க்கண்ட நிபந்தனைகளுக்கு உட்பட்டு அங்கீகாரம் அனுமதியும் மூன்றாண்டு காலத்திற்கு அளிக்கப்பட்டுள்ளது. கால அளவு 27.10.20. தேதியில் இருந்து 27.9.25 தேதி வரை

கீழ்க்கண்ட நிபந்தனைகளும் விண்ணப்பதாரர் கட்டுப்பட்டு நடந்து கொள்ளவேண்டும்.

(1) திருத்தவோ, திருத்தமலோ அங்கீகாரம் செய்யப்பட்ட இமைப்பு படங்கள் படங்கள் விரை குறிப்பினையும் ஒரு விதி மாறுதல் இன்றி கண்டிப்பாய் நடந்து கொள்ளவேண்டும். மாறுதலாக கட்டவேண்டியிருந்தால் நகராட்சிக்கு முன்னதாக மனு செய்து அனுமதியை பெற்றுக்கொள்ள வேண்டும். முன்னதாக நகராட்சியில் அனுமதியைப் பெற்றுக்கொள்ளாமல் அங்கீகாரம் செய்யப்பட்ட அமைப்பு படங்களின்படி இல்லாமல் வேலை ஏதாவது செய்தால் கட்டிடத்தின் சொந்தக்காரர் மீது குற்றச்சாட்டு செய்வதுடன் அனுமதியில்லாமல் கட்டப்பட்ட கட்டிடம் அப்புறப்படுத்துவதற்கு உள்ளதாகும்.

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real estate journey

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