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Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No.

13913

Date of Permit 08-01-2021

B/NHRB/05/2021

M/S. V.G.K Builders Pvt. Ltd

File No. PP/NHRB/S(B1)/0408/2020. Rep by H. Manoj Krishnan

C.P.A. for I. THIRU. A. Sellamuthu

Name of Applicant with Address and 2nd Fmt. M. Uma

No. 5, Indira Garden, Kamarajar Street,

East Tambaram, Ch-600059

Date of Application 23-07-2020

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

PP for the proposed construction of 3rd floor + 4th floor + 5th floor (part) with

Site Address 18.0m height Residential building with 19 dwelling units (Affordable housing) at plot no.

Division No. 3 & 4, Anna Nagar, Vetri Vinayagan

Korl Street, Selaivan, Chennai in old S.No. 8/5A1

& 8/5B1 (part), T.S. No. 7.6 & 7.7, Block no. 61

Word C1 of Selaivan Village

CMDA/PP/RC/0027/2020

Development Charge paid Rs 26,000 Challan No. Date 07-12-2020

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

07-01-2026

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

31/12/2021

08/01/21

For VGK BUILDERS PVT LTD.

Managing Director

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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)/0408/2020, Dated: 08.01.2021

To

The Commissioner,
Tambaram Municipality,
Chennai.

Sir,

Sub: CMDA – Area Plans Unit - 'B' Channel (South) - Planning Permission for the proposed construction of Stilt floor + 4 floors + 5th floor (part) with 18.0m height Residential building with 19 dwelling units (Affordable Housing) at Plot No.3 & 4, Annai Nagar, Vetri Vinayagar Koil Street, Selaiyur, Chennai in Old S.No.8/5A1 & 8/5B1 (part), T.S.No.76 & 77, Block No.61, Ward- G of Selaiyur Village, Tambaram Taluk, within the limit of Tambaram 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/0408/2020, dated.23.07.2020.
 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:03.12.2020.
 8. Letter dated.28.12.2020 received from the applicant.

The Planning Permission Application for the proposed construction of Stilt floor + 4 floors + 5th floor (part) with 18.0m height Residential building with 19 dwelling units (Affordable Housing) at Plot No.3 & 4, Annai Nagar, Vetri Vinayagar Koil Street, Selaiyur, Chennai in Old S.No.8/5A1 & 8/5B1 (part), T.S.No.76 & 77, Block No.61, Ward- G of Selaiyur Village, Tambaram Taluk, within the limit of Tambaram Municipality received in

For VGK BUILDERS PVT LTD

Managing Director
1/4

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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	₹ 26,000/-	Receipt No. CMDA/PP/RC/0027/2020, dated: 07.12.2020.
ii)	Scrutiny Fee	₹ 4,000/-	
iii)	Regularization charges	₹ 50,000/-	
iv)	Open space & reservation charges	Nil	
v)	Security Deposit for Building	₹ 4,18,000/-	
vi)	Security Deposit for Display Board	₹ 10,000/-	
vii)	Security Deposit for Septic Tank	₹ 19,000/-	
viii)	Infrastructure & Amenities Charges	₹ 6,30,000/-	
ix)	Premium FSI Charges	Nil	
x)	Shelter charges	Nil	
xi)	MIDC Charges	Nil	

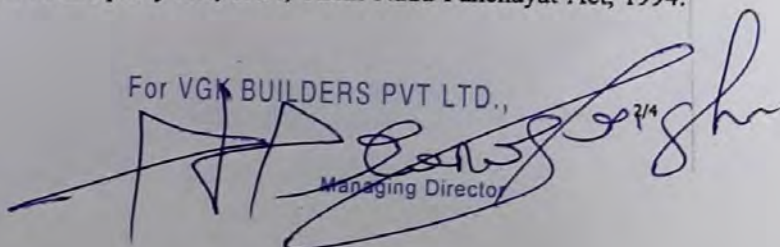
3. Two sets of approved Plans are numbered as **B/NHRB/05/2021**, dated. **08.01.2021**, Planning Permit No.13913 are sent herewith. The Planning Permit is valid for the period from **08.01.2021 to 07.01.2026**.

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.

For VGK BUILDERS PVT LTD.,


Managing Director

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.

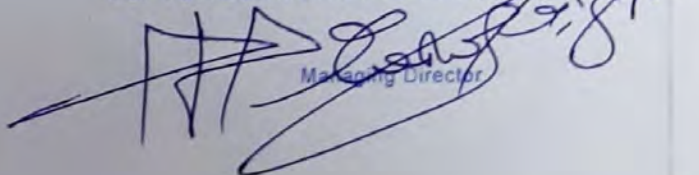
Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate / competent Court to decide 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 Commissioner, Tambaram Municipality for issue of Building Permit under the Local Body Act.

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

For VGK BUILDERS PVT LTD.,


Managing Director

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.

M. S. [Signature]
For Chief Planner (B-South),
Area Plans Unit.

8/12

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

1. **M/s.VGK Builders Private Limited,**
Represented by its Director H.Manoj Krishnan
GPA for 1.Thiru.A.Sellamuthu (Plot No.3) and
2.Tmt.M.Uma (Plot No.4)
No.5, Indira Garden, Kamarajar Street,
East Tambaram, Chennai 600059.
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.

For VGK BUILDERS PVT LTD.

Managing Director

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தாம்பரம் நகராட்சி ஆணையர் அவர்களின் செயல்முறைகள்
முன்னிலை: திருமதி.S.சித்ரா M.Com., B.Ed.,

க.ம.எண்:20/2021/எப்1

க.உ.எண்:29/2021

நாள்:12/02/2021

பொருள்:கட்டிட உரிமம்-தாம்பரம் நகராட்சி-சேலையூர் கிராமம், சர்வே எண்.8/5A1 மற்றும் 8/5B1 நகரளவு எண்.76&77 பிளாக் எண்.61 வார்டு எண்.G மனை எண்.3&4 அன்னை நகர், வெற்றி விநாயகர் கோயில் தெரு -குடியிருப்பு கட்டிடம் கட்ட சென்னை பெருநகர் வளர்ச்சி குழுமத்தின் மூலம் திட்ட அனுமதி ஒப்புதல் அளிக்கப்பட்ட வரைபடத்திற்கு கட்டிட அனுமதி உத்தரவு வழங்குதல்-சம்மந்தமாக.

பார்வை1.சென்னை பெருநகர் வளர்ச்சி குழுமம் கடிதம்
PP/NHRB/S(B1)/0408/2020.நாள்:08.01.2021.
Permit no. 13913/B/NHRB/05/2021.
2.இவ்வலுவலக அறிவிப்பு நாள்:29.01.2021.

உத்தரவு:

தாம்பரம் நகராட்சி எல்லைக்குட்பட்ட சேலையூர் கிராமம் சர்வே எண். 8/5A1 மற்றும் 8/5B1 நகரளவு எண்.76&77 பிளாக் எண்.61 வார்டு எண்.G மனை எண்.3&4 அன்னை நகர், வெற்றி விநாயகர் கோயில் தெருவில் குடியிருப்பு கட்டிடம் கட்ட பார்வை 1ல் கண்டுள்ள கடிதம் மூலம் சென்னை பெருநகர் வளர்ச்சி குழுமத்தால் திட்ட அனுமதி permit no. 13913/B/NHRB/05/2021 எண்ணிடப்பட்டு நிபந்தனைகளுடன் சட்டிய ஒப்புதல் அளிக்கப்பட்ட வரைபடம் வரப்பெற்றது.

அதன்பேரில், பார்வை 2ல் கண்டுள்ள இவ்வலுவலக அறிவிப்பில் தெரிவித்துள்ள கட்டணங்களை மனுதாரரால் கீழ்க்கண்டவாறு செலுத்தப்பட்டுள்ளது.

1.கட்டிட உரிமம் கட்டணம்-ரூ.239000/-

(ரசீது எண்:009/01/1/20-21/0005671/ நாள்:09-02-2021)

2.மழைநீர் சேகரிப்பு வைப்பு தொகை-ரூ.9500/-

(ரசீது எண்:009/01/1/20-21/0005671/ நாள்:09-02-2021)

3.பாதாள சாக்கடை திட்ட வைப்பதொகை-ரூ.235000/-

(ரசீது எண்:009/01/1/20-21/0005671/ நாள்:09-02-2021)

4.குடிநீர் இணைப்பு வைப்பு தொகை-ரூ.57000/-

(ரசீது எண்:009/01/1/20-21/0005671/ நாள்:09-02-2021)

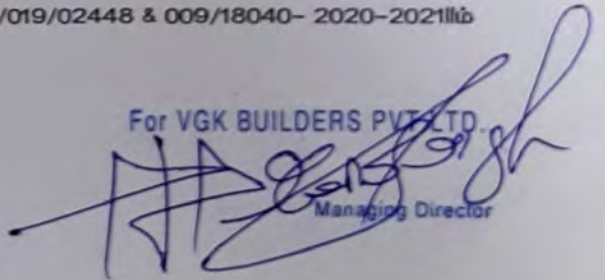
5.கட்டிடத் தொழிலாளர் நலக்கட்டணம்-ரூ.3,85,500/-

(DD.No.602016/Punjab National Bank, நாள்:09-02-2021)

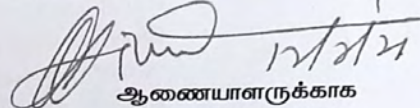
6.சொத்துவரி மற்றும் காணிமனை வரி எண்.009/019/02448 & 009/18040- 2020-2021இல்

அரையாண்டு வரை செலுத்தப்பட்டுள்ளது.

For VGK BUILDERS PVT.LTD.

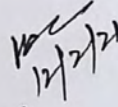

Managing Director

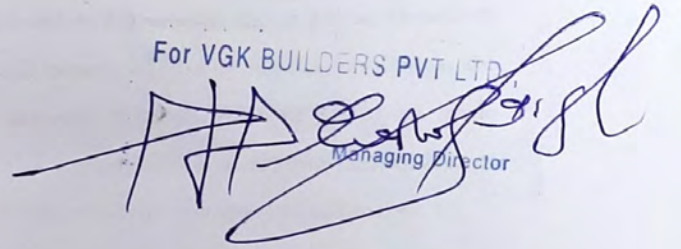
மேற்படி கட்டணங்கள் கட்டிட உரிமம் பெறுவதற்காக நகராட்சிக்கு
செலுத்தப்பட்டுள்ளது என்பதால் சென்னை பெருநகர வளர்ச்சி குழும திட்ட
அனுமதி permit no. 13913/B/NHRB/05/2021 மற்றும் வரைபடத்தில் தெரிவித்துள்ள
நிபந்தனைகளுக்கு உட்பட்டு தாம்பரம் நகராட்சி கட்டிட உரிமம் எண்.29/2021
நாள்.12/02/2021 மற்றும் கட்டிட உரிமம் 12/02/2021 தேதி முதல் 11/02/2026
வரையிலான காலத்திற்குட்பட்டு அனுமதி வழங்கப்படுகிறது.


ஆணையாளருக்காக
தாம்பரம் நகராட்சி

இணைப்பு:- திட்ட அனுமதி மற்றும் வரைபடம்
பெறுநர்:

M/s. VGK Builders Private Limited,
Represented by its Director H.Manoj Krishnan
GPA for 1.Thiru.A.Sellamuthu and 2. M.Uma
No.5, Indira Garden, Kamarajar Street
East Tambaram
Chennai- 600059.


12/2/21

For VGK BUILDERS PVT LTD.

Managing Director

For VGK BUILDERS PVT LTD.
Managing Director



our services doesn't just end there



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Vastu & Property Management Tools

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real estate journey

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