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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
Website: www.cmdachennai.gov.in

Letter No. PP/NHRB/C/ 309 /2020

Dated: 09.10.2020

To

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

Sir,

Sub: CMDA - APU - (B Channel - Central Division) - Planning Permission for the proposed construction of Stilt floor + 5 floors, Residential building with 10 dwelling units with availing Premium FSI at Plot No. C 457, Door No.32, 48th Street, Ashok Nagar Housing scheme, Ashok Nagar, Chennai comprised in Old S.No 148/2 part, T.S.No. 58, Block No.57 of Kodambakkam village within the limit of Greater Chennai Corporation - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

- Ret:
1. Planning Permission Application received in SBC No. CMDA/PP/NHRB/C/ 309 /2020, dated 08.06.2020.
 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, Municipal Administration & Water Supply (MA-I) Dept, dated 04.02.2019.
 6. Office Order 7/2019 dated 12.03.2019.
 7. WP (MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 /2019 dated 12.04.2019.
 8. Circular Memo no. C3/(N)/5045/2020 dated 25.05.2020.
 9. DC and other charges sent to the applicant in this office Online letter even No. dated 29.07.2020.
 10. The applicant's letter dated 26.08.2020
- *****

The Planning Permission Application for the proposed construction of Stilt floor + 5 floors, Residential building with 10 dwelling units with availing Premium FSI at Plot No. C 457, Door No.32, 48th Street, Ashok Nagar Housing scheme, Ashok Nagar, Chennai comprised in Old S.No 148/2 part, T.S.No. 58, Block No.57 of Kodambakkam 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 9th cited.

For SK DEVELOPERS

Managing Partner

2. The applicant has remitted the following charges in the reference 10th cited.

Sl. No	Charges / Fees / Deposits	Total Amount	Receipt No & date
i)	Development charges	Rs. 24,000/-	B0016971 dated 14.08.2020
ii)	Scrutiny fee	Rs. 4,000/-	
iii)	Regularization charges	-	
iv)	Open Space Reservation charges	-	
iv)	Security Deposit for Building	Rs. 3,79,000/-	
v)	Security Deposit for Display Board	Rs. 10,000/-	
vi)	Security Deposit for S.T.	-	
vii)	Infrastructure & Amenities charges	Rs. 5,74,000/-	
Viii)	Metro Water Infrastructure Development charges	Rs. 3,64,000/-	
ix)	Shelter fee	-	
x)	Premium FSI charges	Rs. 44,89,000/-	

3. Two copies of approved Plans are Numbered as B / NHRB / 327 A & B / 2020 dated 09.10.2020 in Planning Permit No. 13696 are sent herewith. The Planning Permit is valid for the period from 09.10.2020 to 08.10.2025.

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.

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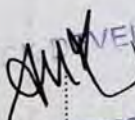
6. As far as, the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the Building Rules under the respective Local Body Act 1920, such as Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality Act, 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.Ms.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.

"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) அபார்ட்மெண்டிற்கு விளம்பரம் செய்யவோ விற்பனை செய்யவோ முன்பதிவு செய்யவோ, விற்கவோ (அ) விலை அறிவிப்பு செய்யவோ மனை, கட்டிடம் (அ) அபார்ட்மெண்டுகளை வாங்குபவர்களுக்கு அழைப்பு விடுக்கவோ எதுவாக இருந்தாலும், அக்கட்டிட, மனை விற்பனை திட்டத்தை தமிழ்நாடு கட்டிட, மனை விற்பனை ஒழுங்குமுறை குழுமத்தில் பதிவு செய்த பிறகே, செயல்படுத்த வேண்டும் என்ற நிபந்தனைக்கு உட்பட்டு இந்த திட்ட அனுமதி ஒப்பளிக்கப்படுகிறது."


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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 Local Body concerned.

11. Further, the Planning Permission issued under the New TNCD&BR, 2019 is subject to outcome of the Honorable High Court Order in the reference 7th cited.

Yours faithfully,

For Chief Planner
Area Plans Unit

9/10/2020

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

Copy to:

1. Applicant
✓ Thiru.T.N.Sivaramakrishnan and 3 others,
No.18, AGAJA 13, Raman Street,
T.Nagar,
Chennai - 600 017.
2. The Member
Appropriate Authority
108, Uthamar Gandhi Salai
Nungambakkam, Chennai - 600 034.
3. The Chief Engineer
CMWSSB,
No.1, Pumping Station Road,
Chiniadripet, Chennai - 600 002.
4. The Commissioner of Income Tax
No.108, Mahatma Gandhi Road
Nungambakkam, Chennai - 600 034.
5. The Deputy Planner
Enforcement Cell (Central)
CMDA, Chennai - 600 008.

For SK DEVELOPERS
Managing Partner

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Chennai Metropolitan Development Authority
PLANNING PERMIT

1107 FSI (Sec 49 of T & C. P. Act 1971)

PERMIT No. 13696

B/NHRB/327 AGB/2020. Date of Permit 9.10.2020.

T. N. Sivaramakrishnan and 3 others,
No. 18, AGATA, 13, Raman Street, T. Nagar,
File No. PP/NHRB/C/309/2020. Chennai - 17.

Name of Applicant with Address.....

PP for the proposed Construction of Stilt Date of Application 08.06.2020.

Nature of Development : Layout/Sub-division of Land/Building cons-
5 floors Residential construction/Change in use of Land/Building
building with 10 dwelling units with

Site Address. availing Premium FSI at Plot

No. C-457, Door No. 32, 48th Street,

Ashok Nagar Housing Scheme, Ashok Nagar,

Division No. Chennai comprised in Old S. No. 148/2 Part,

T.S. No. 58, Block No. 57 of Kodambakkam

Village within Greater Chennai Corporation Limit.

24,000/- 20016941 14.08.2020

Development Charge paid Rs. Challan No. Date.

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 8.10.2025.

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 SK DEVELOPERS

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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 மூலம்)

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண் Building Plot No.

CEBA-WDCN10.00404.2020

கட்டிட அனுமதி எண் Plot Submission No.

PP/NHRB/C-309/2020-09-10-2020

குட்டி எண் Zone

N10

சென்னை வார்டு Ward

N132

அனுமதி நாள் Approval Date

06-11-2020

அனுமதி நாள் Application Date

15-10-2020

அனுமதி பெறும் மனைக்கான குடியிருப்பவரின் பெயர் Applicant name & address

T N SIVARAMAKRISHNAN AND 3 OTHERS-NO-18
AGAJA 13 RAMAN STREET T NAGAR CHENNAI-
600017

அனுமதி பெறும் மனைக்கான பிளாட் எண் Plot address

Building Permit for CMDA Approved Plan

அனுமதி பெறும் மனைக்கான பிளாட் எண் Plot address

Door No:32,Block No:57,Plot No:C-457, Survey
No T S.No:58, 48th Street,Ashok Nagar,Ashok
Nagar,Kodambakkam, Chennai, 600083

Building License Fees	177500
Road cut charges - CMWSSB SEWERAGE	25900
Road cut charges - CMWSSB, WATER	19400
Road cut charges - TNEB	19400
Scrutiny Fees	600
Workers Welfare Board	244500
மொத்தக் கூடுமானம் Total (In Rs.)	487300

Amount (in words) Rupees Four Lakh Eighty Seven Thousands Three Hundred Only

Amount 487300
(In Rs.)

பின் குறிப்பில் குறிப்பிட்டுள்ளபடி அனுமதிக்கு உட்பட்டதாக உள்ள பிளாட்டின் அனுமதி

Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

அனுமதி கால முடிவு 05/11/2025
Permit Valid upto 05/11/2025



Digitally Signed by A S Murugan
Date: 06-Nov-2020 (12:46:34)

Executive Engineer (T.P.)



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