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Chennai Metropolitan Development Authority
PREMIUM FSI PLANNING PERMIT

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

PERMIT No. 13679

B/NHRB/310/2020.

Date of Permit: 23.09.2020.

Thiru. A. Jeyaparanj

File No. PP/NHRB/310/2020. G.P.A. for R. Rajalakshmi

Name of Applicant with Address. G-1 Block-II, Kalya
 Brijpawari Apartments,
 Door No. 9/10, Thalayari Street,
 upst Mambalam

Date of Application: 12.02.2020
 Chennai-33

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

AP for the proposed construction of
 Site Address: Stilt floor + 4 floors + 5th floor (part)
 with 18 dwelling units availing Premium

Division No. FSI of Residential building at Door
 No. 9A/5, Vaigai Street, Bhanath Nagar,
 Adambakkam, Chennai-38 in S. No. 236/1 part,
 T.S. NO. 27 & 28, Block No. 10, Ward-F (as per patta)
 of Adambakkam village
 Development Charge paid Rs. 27,000/- Challan No. BCD/694 Date 12.08.2020

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 22.09.2025

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

22/09/2020

A. Jeyaparanj

CONDITIONS

- Note: 1. According to Section 79 of the T. & C. P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision or order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated
2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the planning permission in the event of planning permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.



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 படி)

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண்/ Building Plan No		தீட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN12/00403/2020		PP/NHRB/S(B2)/0124/2020 - 23/09/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி தேதி / Approval Date	மனுப்பத தேதி / Application Date
N12	N165	02/11/2020	24/09/2020
மனுப்பவரின் பெயர் மற்றும் முகவரி / Applicant name & address		A.IYYAPPARAJ GPA OF R.RAMALAKSHMI-GI BLOCK II KALA BRINDAVAN APTS 9/10 THALAYARI STREET WEST MAMBALAM, CHENNAI - 600033.	
சேவைகளுக்கான தகவல் / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:9A/5,Block No:10,Plot No:WARD-F, Survey No:T.S.No 27AND 28, VAIGAI STREET BHARTHI NAGAR,ADAMBAKKAM,ADAMBAKKAM,Adambakkam, Chennai, 600088	
Building License Fees		217500	
Road cut charges - CMWSSB SEWERAGE		21400	
Road cut charges - CMWSSB, WATER		16000	
Road cut charges - TNEB		16000	
Scrutiny Fees		600	
Workers Welfare Board		292900	
மொத்தக் கட்டணம்/ Total (In Rs.)		564400	

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

Payment Details:

DD Number: 680824 Amount 564400 Date: 23/10/2020 Bank: UNION BANK OF INDIA
(In Rs.):

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட தகவலைப் படி 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 01/11/2025
Permit Valid upto 01/11/2025



Digitally Signed by A S Murugan
Date: 02-Nov-2020 (15:21:31)

Executive Engineer (T.P.)

A. S. Murugan

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: mcmda@tn.gov.in

Website: www.cmdachennai.gov.in

Letter No. PP/NHRB/S(B2)/0124/2020 Dated: 23.09.2020

To

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

Sir,

Sub: CMDA – APU – (B Channel – South Division) – Planning Permission for the proposed construction of Stilt floor + 4 floors + 5th floor (part) with 19 dwelling units availing Premium FSI of Residential building at Door No.9A/5 Vaigai Street, Bharath Nagar, Adambakkam, Chennai-88 comprised in S.No.236/7 Part, T.S.No.27 & 28, Block No.10, Ward-F (as per patta) of Adambakkam village within the Limit of Greater Chennai Corporation - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

- Ref: 1. The PPA received in SBC No.CMDA/PP/NHRB/S/0124/2020 dated 12.02.2020.
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 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. This office DC advice sent to the applicant in this office letter even No. dated 19.06.2020
9. The applicant's letter dated 24.08.2020 & 21.09.2020

Planning Permission Application for the proposed construction of Stilt floor + 4 floors + 5th floor (part) with 19 dwelling units availing Premium FSI of Residential building at Door No.9A/5 Vaigai Street, Bharath Nagar, Adambakkam, Chennai-88 comprised in S.No.236/7 Part, T.S.No.27 & 28, Block No.10, Ward-F (as per patta) of Adambakkam village within the Greater Chennai Corporation Limit received in the

[Handwritten signature]

reference 1st cited has been examined and Planning Permission is issued subject to conditions put forth by CMDA in the reference 8th cited.

2. The applicant has remitted the following charges in the reference 9th cited.

Sl. No.	Description	Total Amount	Vide Receipt No. B0016941 dated 12.08.2020
1.	Development Charge	Rs.27,000/-	
2.	Scrutiny Fee	Rs.2,000/-	
3.	I&A charges	Rs.6,85,000/-	
4.	Security Deposit for Building	Rs.4,33,000/-	
5.	Security Deposit for Display Board	Rs.10,000/-	
6.	MIDC	Rs. 4,15,000/-	
7.	Premium FSI	Rs. 52,54,000/-	

3. Two sets of approved Plans are Numbered as **B/ NHRB / 310 / 2020** dated **23.09.2020** in **Planning Permit No. 13679** are sent herewith. The **Planning Permit** is valid for the period from **23.09.2020** to **22.09.2025**.

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 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.

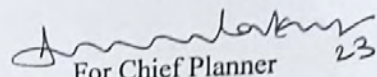
8. As approved by Tamil Nadu Government in G.O.M.s.No.112 H & UD Department dated 22.06.2017 to carry out the provisions of Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, Market, Book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment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

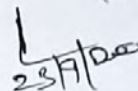
9. This Planning Permission is not final. The applicant has to approach the Principal Chief Engineer, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

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


For Chief Planner
(B-South, APU) 23/9/22

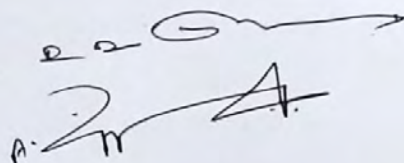

23/9/22

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

Copy to:

1.  Thiru.A. Iyyapparaj
GPA for R.Rajalakshmi
G-1 Block-II Kala brindavan Apartments,
Door No.9/10, Thalayari street,
West Mambalam, Chennai-33.

2. **The Member**
Appropriate Authority
108, Uthamar Gandhi Salai
Nungambakkam, Chennai – 600 034.
3. **The Commissioner of Income Tax**
No.168, 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,
Chindaripet,
Chennai – 600 002.


A. 23/9/22



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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real estate journey

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