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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/ 276 /2020 Dated: 03.12.2020

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 + 5 floors, Residential building with 10 dwelling units with availing Premium FSI at Block No.21, P.T. Rajan Road, K.K.Nagar, Chennai, comprised in S.No.55/2A part (Document), Old S.No.55 part, T.S.No.4/6, Block No.96 (TSLR) of Kodambakkam village within the limit of Greater Chennai Corporation - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

Ref:
1. Planning Permission Application received in SBC No.CMDA/ PP/NHRB/C/ 276 /2020, dated 29.05.2020.
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. G.O.(Ms).No.41, H&UD Department Amendments to TNCDBR 2019 dated 31.01.2020
9. G.O (Ms) No.54, H&UD (UD4(3)) Department dated 12.03.2020
10. Earlier DC and other charges sent to the applicant in this office Online letter even No. dated 20.07.2020.
11. Applicant's letter dated 01.10.2020
12. DC and other charges sent to the applicant in this office letter even No. dated 18.11.2020
13. The applicant's letter dated 23.11.2020 received on 27.11.2020.

****

For KCEE PROPERTIES P. LTD.,

L. Chandrasekaran
Managing Director

The Planning Permission Application for the proposed construction of Stilt + 5 floors, Residential building with 10 dwelling units with availing Premium FSI at Block No.21, P.T. Rajan Road, K.K.Nagar, Chennai, comprised in S.No.55/2A part (Document), Old S.No.55 part, T.S.No.4/6, Block No.96 (TSLR) 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 12th cited.

2. The applicant has remitted the following charges in the reference 13th cited.

Sl. No	Description	Charges worked out for this PPA	Charges/Deposits already paid in this File in Receipt No. B0017074, dated 25.08.2020	Balance amount remitted in Rept. No. B0017920 dated 20.11.2020
i)	Development charges for land and Building under Sec.59 of T&CP Act 1971	Rs.21,000/-	Rs.21,000/-	NIL
ii)	Scrutiny Fee	Rs.6,500/-	Rs.3,000/-	Rs.6,500/-
iii)	Regularisation charges	Rs.67,000/-	Rs.67,000/-	NIL
iv)	OSR	NIL	NIL	NIL
v)	Security Deposit for building	Rs.3,32,000/-	Rs.3,30,000/-	Rs.2,000/-
vi.)	Security Deposit for Display Board	Rs.10,000/-	Rs.10,000/-	NIL
vii)	Infrastructure and Amenity charges for additional area	Rs.10,000/- (Earlier FSI Area adjusted)	Rs.5,11,000/-	Rs.10,000/-
viii)	Shelter Fee	NIL	NIL	NIL
ix)	Premium FSI charges	Rs.19,95,000/-	Rs.11,85,000/-	Rs.8,10,000/-
x)	CMWSSB Charges	Rs.3,19,000/-	Rs.3,17,000/-	Rs.2,000/-

3. Two copies of approved Plans are Numbered as **B / NHRB / 406 / 2020 dated 03.12.2020** in **Planning Permit No. 13775** are sent herewith. The **Planning Permit** is valid for the period **from 03.12.2020 to 02.12.2025.**

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.

For KCEE PROPERTIES P. LTD.,

L. Chandrasekaran
Managing Director

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.

For KLEE PROPERTIES P. LTD.,

L. Chandrasekaran
Managing Director

"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) அபார்ட்மெண்ட்டிற்கு விளம்பரம் செய்யவோ விற்பனை செய்யவோ முன்பதிவு செய்யவோ, விற்கவோ (அ) விலை அறிவிப்பு செய்யவோ மனை, கட்டிடம் (அ) அபார்ட்மெண்ட்டுகளை 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."

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 TNCD&BR, 2019 is subject to outcome of the Honorable High Court Order in the reference 7th cited.

Yours faithfully,

4/12/2020

For Chief Planner
Area Plans Unit

4/12/2020

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

Copy to:

1. **Applicant**
Mrs.Mary Camala Ryan and 5 others,
No.17, 3rd Cross Street,
CIT Nagar,
Chennai.- 600035.

2. **The Member**
Appropriate Authority
108, Uthamar Gandhi Salai
Nungambakkam, Chennai – 600 034.

3. **The Chief Engineer**
CMWSSB,
No.1, Pumping Station Road,
Chintadripet, 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 KCEE PROPERTIES P. LTD.,

L. Chandrasekaran
Managing Director

Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. B/NHRB/406/2020. 13775 Date of Permit 3.12.2020.

File No. PP/NHRB/C/276/2020.

Name of Applicant with Address Mrs. Marie Camala Ryan and 5 others, No. 17, 3rd Cross Street, CIT Nagar, Chennai - 35.

Nature of Development: PP for the proposed construction of stilt + 5 floors Residential building with 10 dwelling units ~~ruction/Charge in use of Land/Building~~ with availing Premium FSI at Block No. 21, P.T. Rajan Road, K.K. Nagar, Chennai Date of Application 29.05.2020.

Site Address Comprised in S.No. 55/2A part (Document), Old S.No. 55 part, T.S.No. 4/6, Block No. 96 (TSLR) of Kodambakkam Village within Greater Chennai Corporation Limit.

Division No.

Development Charge paid Rs. 21,000/- Challan No. B0017074 Date 25.08.2020.

PERMISSION is granted to the ~~layout/sub-division of lar-d/~~ 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 2.12.2025.

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.

4/12/2020

For MEMBER SECRETARY

3/12/2020

For KCEE PROPERTIES P. LTD.,

L. Chandrasekaran
Managing Director

பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
நகரமைப்பு பிரிவு
Town Planning Section-Works

கட்டிட அனுமதி
Building Permission
(1919 ஆம்ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)
(1919 MCMC Act Section 238)

கட்டட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN10/00009/2021		PP/NHRB/C/276/2020 - 03/12/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுவேற்கப்பட்ட நாள்/ Application Date
N10	N131	18/01/2021	10/12/2020
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MARIE CAMALA RYAN AND FIVE OTHERS-NO: 17, 3RD CROSS STREET CIT NAGAR, CHENNAI - 600035.	
வேண்டப்படும் சேவை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமையிடம் / Plot address		Block No:96,Survey No:T.S.No 4/6, P.T. Rajan Road,K.K.Nagar,K.K.Nagar,Kodambakkam, Chennai, 600078	
Building License Fees			159800
Road cut charges - CMWSSB SEWERAGE			70600
Road cut charges - CMWSSB, WATER			70600
Road cut charges - TNEB			70600
Scrutiny Fees			600
Workers Welfare Board			223200
மொத்தக் கட்டணம்/ Total (In Rs.)			595400

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

Payment Details:
DD Number: 913002 Amount (In Rs.): 595400 Date: 12/01/2021 Bank: UNION BANK OF INDIA

மின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி
Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

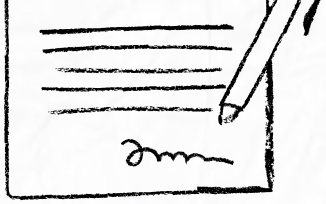
அனுமதி கால முடிவு 17/01/2026
Permit Valid upto 17/01/2026

Digitally Signed by Banukumar P
Date: 18-Jan-2021 (16:42:10)

Executive Engineer (T.P.)

For KCEE PROPERTIES P. LTD.,

L. Chandrasekaran
Managing Director



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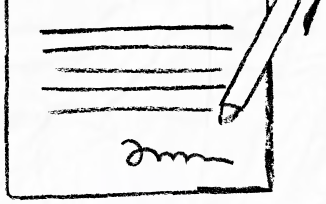
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