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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)/0101/2021,

Dated: 22.03.2021

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) Residential Building with 25 dwelling units(Affordable Housing) with 18.30m Height at Plot No.10, 11 & 12 in CMDA Approved layout P.P.D/L.O.No.41/1999 and Plot No.15 & 18 in CMDA Approved layout P.P.D/L.O.No.36/1998 Dhanalakshmi 1st Cross Street, Dhanalakshmi 2nd cross Street, Manikam Avenue, Selayur, Tambaram, Chennai in Old S.No.19/4A & 19/4B1, T.S.No.7/4 (part) & 8, Block No.56, Ward-G of Selayur 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/0101/2021 dated.18.02.2021
 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.27.02.2021
 8. Applicant's letter dated. 11.03.2021.

The Planning Permission Application for the proposed construction of Stilt floor + 4 floors + 5th floor (Part) Residential Building with 25 dwelling units(Affordable Housing) with 18.30m Height at Plot No.10, 11 & 12 in CMDA Approved layout P.P.D/L.O.No.41/1999 and Plot No.15 & 18 in CMDA Approved layout P.P.D/L.O.No.36/1998 Dhanalakshmi 1st Cross Street, Dhanalakshmi 2nd cross Street,

For DAC PROMOTERS

Proprietor

Manikam Avenue, Selaiyur, Tambaram, Chennai in Old S.No.19/4A & 19/4B1, T.S.No.7/4 (part) & 8, Block No.56, Ward-G of Selaiyur Village, Tambaram Taluk within the limit of Tambaram 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.

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

i)	Development charges	₹ 37,000/-	Receipt No. CMDA/PP/RC/0030/2021, dated:04.03.2021
ii)	Scrutiny Fee	₹ 5,000/-	
iii)	Regularization charges	₹ 77,000/-	
iv)	Open space & reservation charges	Nil	
v)	Security Deposit for Building	₹ 5,92,000/-	
vi)	Security Deposit for Display Board	₹ 10,000/-	
vii)	Infrastructure & Amenities Charges	₹ 9,35,000/-	
viii)	Security Deposit for Septic Tank	Nil	
ix)	Premium FSI charges	Nil	
x)	Shelter Fund charges	Nil	
xi)	MIDC Charges	Nil	

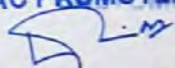
3. Two sets of approved Plans are numbered as **PP/NHRB/86/2021/A&B**, dated.22.03.2021, **Planning Permit No.13994** are sent herewith. The Planning Permit is valid for the period from **22.03.2021 to 21.03.2026**

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 DAC PROMOTERS



Proprietor

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.

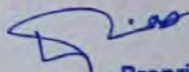
9. The applicant is requested to intimate the Enforcement Cell, CMDA at all the stages of construction of building viz, namely (i) Commencement of construction, (ii) Plinth level and (iii) Last storey and apply for Completion Certificate along with the order of continuance accorded for different stages by CMDA.

10. 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.

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

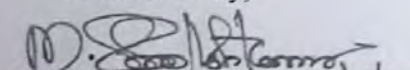
12. The Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos.6912 & 6913 of 2019.

For DAC PROMOTERS



Proprietor

Yours faithfully,



For Chief Planner (B-South) 22/03/21
Area Plans Unit.

22/3/21

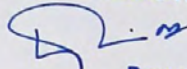
Encl:

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

Copy to:

1. **M/S.DAC Promoters,**
Represented by its Chief Executive Officer
Tmt.S.Durga,
GPA for Tmt.M.Vijayalakshmi,
Plot.A, Thiruvalluvar Salai, R.V.Garden,
Tambaram West, Chennai.
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 DAC PROMOTERS



Proprietor

For DAC PROMOTERS

Proprietor

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 13994

PP/NHRB/86/2021/A&B

Date of Permit 22-03-2021

M/S. DAC Promoters,

File No. PP/NHRB/5(BD)/0101/2021 Rep by

Tmt. S. Durga, CPA for

Name of Applicant with Address.....

Tmt. M. Vijayalakshmi,

Plot-A, Thiruvalluvar Salai, Date of Application..18-02-2021

R. V. Garden, Tambaram West, Chennai

Nature of Development : Layout/Sub-division of Land/Building cons-

proposed construction of ruction/Change in use of Land/Building
5th Floor + 4 Floors + 5th Floor (part) Residential building

Site Address. With 2.5 dwelling units / Affordable housing) with 18.30m height at Plot No. 10, 11 & 12 in CMDA

Division No. Approved Layout P.P.D/L.O. No. 41/1999 and
Plot No. 15 & 18 in CMDA Approved Layout P.P.D/L.O. No. 36/1998
Dhanalakshmi 1st cross street, Dhanalakshmi 2nd cross street,
Manikam Avenue, Selaiyur, Tambaram, Chennai in old
S. No. 19/4A & 19/4B, T.S. No. 7/4 (Part) & 8, Block No. 56,
Ward - G of Selaiyur Village

Development Charge paid Rs 37,000 Challan No. Date 04-03-2021

CMDA/pp/RC/0039/2021

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 21-03-2026

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
19/3/2021 22/03/21

For DAC PROMOTERS

Proprietor

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 of 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.

FOR DAC PROMOTERS

Proprietor

க.ம.எண்.130/21

க.உ.எண். 83/2021

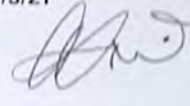
நாள்.29.3.2021

பொருள்-	கட்டிட உரிமம்-தாம்பரம் நகராட்சி - PP/NHRB/86/2021/A&B - சர்வே எண் 19/4எ,19/4பி1 - நகரளவு எண் 7/4 (பகுதி) ,8 பிளாக் 56, வார்டு ஜி - சேலையூர் கிராமம் -தனலட்சுமி முதல் மற்றும் 2வது குறுக்கு தெருவில் புதிய அடுக்குமாடி குடியிருப்பு கட்டுமானத்திற்கு சென்னை பெருநகர் வளர்ச்சி குழும ஒப்புதல் அளிக்கப்பட்ட வரைபடத்தின்படி கட்டிடம் கட்ட அனுமதித்து உத்தரவு வழங்குதல் - தொடர்பாக .
பார்வை-	உறுப்பினர் மற்றும் செயலர் சென்னைபெருநகர் வளர்ச்சி குழுமம் அவர்களின் கடிதம் எண்- PP/NHRB/S (B1)/0101/2021 நாள் 22/3/2021 கடிதம் மற்றும் ஒப்புதல் அளிக்கப்பட்ட வரைபடம் . மற்றும் - DAC Promoters நிறுவனத்திற்கான PP/NGRB/86/2021/A&B - Dt 22/3/2021 .

உத்தரவு:

தாம்பரம் நகராட்சி, சர்வே எண் 19/4எ,19/4பி1 - நகரளவு எண் 7/4 (பகுதி) ,8 பிளாக் 56, வார்டு ஜி , சேலையூர் கிராமம் தனலட்சுமி முதல் மற்றும் 2வது குறுக்கு தெருவில் கட்டப்பட உள்ள புதிய கட்டிடத்திற்கு பார்வையில் கண்டுள்ளவாறு உறுப்பினர் மற்றும் செயலர் சென்னை பெருநகர் வளர்ச்சி குழுமம் அவர்களின் கடிதம் மற்றும் திட்ட வரைபட அனுமதி எண்ணின்படி நிபந்தனைகளுடன் கூடிய ஒப்புதல் வழங்கப்பட்டுள்ளது. அதன்பேரில், திட்ட அனுமதி அளிக்கப்பட்ட வரைபடத்திற்கு தாம்பரம் நகராட்சியால் கட்டிட உரிமம் எண். BL.No.83 / 2021 நாள் 29 /3 / 2021 மற்றும் கட்டிட உரிமம் 29 /3/ 2021 தேதி முதல் 21/3/2026 தேதி வரையிலான காலத்திற்குப்பட்டு அனுமதி வழங்கப்படுகிறது.

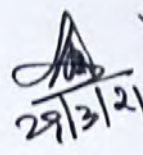
1. கட்டிட உரிமக் கட்டணம் - ரூ.330000/- ரசீது எண் 7427/29.3.21
2. மழைநீர் சேகரிப்பு கட்டணம் - ரூ.25,000/- ரசீது எண் 7428/29.3.21
3. பாதாள சாக்கடை வைப்புக்கட்டணம் - ரூ.575000/- ரசீது எண் 7430/29.3.21
4. கட்டிட தொழிலாளர் நிதி - ரூ.699000 /-எச்.டி.எப்.சி /012998 /26.3.21
5. குடிநீர் இணைப்பு வைப்புத்தொகை -ரூ.75000/- ரசீது எண் 7429/29.3.21
6. சொத்து வரி (வலிஎண்)2546 - ரூ.33579/- ரசீது எண் 16407 /23/3/21

 29/3/21

ஆணையர்
தாம்பரம் நகராட்சி.

இணைப்பு - உத்தரவு மற்றும் வரைபடம்

பெறநர் - திருமதி. எஸ்.தூர்கா GPA எம்.விஜயலட்சுமி
டி.எ.சி. புரோமோட்டர்ஸ், பிளாட் எ, திருவள்ளூர் சாலை
ஆர் வி கார்டன், தாம்பரம் மேற்கு சென்னை .

 29/3/21

For DAC PROMOTERS


Proprietor

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Home Vastu Shastra, Plot Vastu Shastra, Property Management



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real estate journey

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