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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/N/1050/2019 Dated: 04.06.2020

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 existing building and proposed construction of Stilt floor + 3 floors + 4th floor (part) Residential building with 10 dwelling units at Plot No.144 (part), George Rathinam Road, Golden George Nagar, Mogappair, Chennai - 600107. Comprised in Old S.No.429(part), T.S.No.57/5 and 142/2, Block No.74, Ward - H of Mogappair village within 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/N/1050/2019 dated 03.11.2019.
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. Earlier Planning Permission was issued by CMDA vide file No.B3/1162/2016-(1), PP No. B/Spl. Bldg/ 106 / 2018 dated 28.05.2019.
9. This office DC advice sent to the applicant in this office letter even No. dated 05.03.2020
10. The applicant's letter dated 17.03.2020

Planning Permission Application for the existing building and proposed construction of Stilt floor + 3 floors + 4th floor (part) Residential building with 10 dwelling units at Plot No.144 (part), George Rathinam Road, Golden George Nagar.

Mogappair, Chennai – 600107. Comprised in Old S.No.429(part), T.S.No.57/5 and 142/2, Block No.74, Ward – H of Mogappair village within 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 8th cited.

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

Sl. No.	Description	Total Amount		Total Amount	
1.	Development Charge	Rs.2,52,480/-	Remitted in Back file No. B3/1162/2016 Vide receipt No.07192 dated 04.05.2018	---	Vide Receipt No. B0016247 dated 16.03.2020
2.	Scrutiny Fee	---		Rs.3,000/-	
3.	Regularisation Charge	---		---	
4.	I&A charges	Rs.2,70,320/-		Rs.67,680/-	
5.	Security Deposit for Building	Rs.2,40,000/-		Rs.5,000/-	
6.	Security Deposit for Display Board	Rs.10,000/-		---	
7.	MIDC	Rs. 1,60,800/-		Rs.52,200/-	

3. Two sets of approved Plans are Numbered as B/ NHRB / 131 /2020 dated 04.06.2020 in Planning Permit No. 13400 are sent herewith. The Planning Permit is valid for the period from 04.06.2020 to 03.06.2025.

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 earlier planning permission was cancelled mentioned in the reference 8th cited and the Development charges are adjusted in this new planning permission.

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

Yours faithfully,

S. Suresh
04/6/2020
For Deputy Planner
(North-APU)

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

Copy to:

1. **Tmt.J.Ranjini**
Door No.144, Plot No.144,
George Rathinam Road,
Golden George Nagar, Mogappair,
Chennai - 600107.
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.

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 13400
B/NHRB/131/2020

Date of Permit 04.05.2020

Tmt. J. Rarjini

File No. FP/NHRB/N/1050/2019 Door No. 144, Plot No. 144,
George Rathuram Road,

Name of Applicant with Address Golden George Nagar,
Mogappair, Chennai - 107.

Date of Application 03.11.2019

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

Site Address for the existing building and proposed
construction of 5th floor + 3 floors +
1 floor (part) Residential building with

Division No. dwelling units at Plot No. 144 (part)
George Rathuram Road, Golden George Nagar
Mogappair, Chennai - 107 in old S. No. 429 (part)
T.S. No. 51/5 and 142/2, Block No. 14, Ward - H
of Mogappair village.
Development Charge paid Rs. 16,000/- Challan No. 7192 Date 04.05.2018

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 03.05.2025

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.

S. Chandra
For MEMBER SECRETARY
04.05.2020
21.5.2020

பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
நகரணுர்ப்பு பிரிவு - பணித்துறை
Town Planning Section-Works Department



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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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