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19
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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)/0799/2019, Dated: 15.09.2020

To

The Principal Chief Engineer,
Greater Chennai Corporation,
Ribbon Building, Chennai 600003.

Sir,

Sub: CMDA – Area Plans Unit - 'B' Channel (South) Planning Permission for the proposed construction of Stilt floor + 5 floors Residential building with 5 dwelling units at Plot No.19, New Beach Road, Thiruvanmiyur, Chennai-600041 in Old S.No.214/2A1A1A1A1A1A3 part, T.S.No.32/2 & 33/2, Block No.67 of Thiruvanmiyur Village within the limit of Greater Chennai Corporation – 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/0799/2019, dated.31.08.2019.
 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 MAWS (MA-I) Department, dated 04.02.2019.
 6. This office DC letter even No.dated.28.08.2020.
 7. Applicant's letter dated.02.09.2020

The Planning Permission Application for the proposed construction of Stilt floor + 5 floors Residential building with 5 dwelling units at Plot No.19, New Beach Road, Thiruvanmiyur, Chennai-600041 in Old S.No.214/2A1A1A1A1A1A3 part, T.S.No.32/2 & 33/2, Block No.67 of Thiruvanmiyur 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 6th cited.

2. The applicant has remitted the following charges in the reference 7th cited.

For ARHAM BUILDERS PVT. LTD.

Director / Authorised Signatories
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i)	Development charges	₹ 17,000/-	Receipt No. B0017148, dated. 01.09.2020
ii)	Scrutiny Fee	₹ 3,000/-	
iii)	Regularization charges	₹ 67,000/-	
iv)	Open space & reservation charges	Nil	
v)	Security Deposit for Building	₹ 2,41,000/-	
vi)	Security Deposit for Display Board	₹ 10,000/-	
vii)	Security Deposit for Septic Tank	Nil	
viii)	Infrastructure & Amenities Charges	₹ 3,63,000/-	
ix)	MIDC Charges	₹ 2,29,500/-	

3. Two sets of approved Plans are numbered as **B/NHRB/297/2020, dated. 15.09.2020, Planning Permit No.13666** are sent herewith. The Planning Permit is valid for the period from **15.09.2020 to 14.09.2025**

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. 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

For ARHAM BU
 Director / Authorised Signatories

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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.

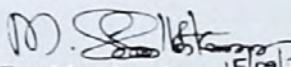
8.As approved by Tamil Nadu Government in G.O.M.s.No.112 H & UD Department dated 22.06.2017 to carry out the provisions of Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, Market, Book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment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

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 Member Secretary 15/9/2020

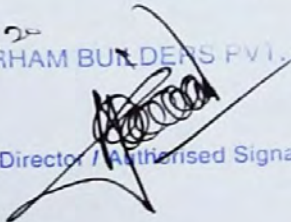
Encl:

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

Copy to:

1. **M/s.Arham Builders Pvt Ltd**
Rep by Thiru. Narendar G Jain,
Flat No.1C, Crystal Lawn, 1st Street,
Nungambakkam, Chennai-600006.
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,

15/9/20
FOR ARHAM BUILDERS PVT. LTD.


Director / Authorised Signatories

Nungambakkam, Chennai-34.

4. **The Member**

Appropriate Authority

No.108, Mahatma Gandhi Road, Nungambakkam,
Chennai-34.

5. **The Managing Director,**

CMWSSB.

No.2, Pumping Station Road,

Chintadripet,

Chennai-600002.

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 13866

B/NHRB/297/2020 Date of Permit 15-9-2020

M/S Arham Builders Pvt. Ltd.

File No. PP/NHRB/15(B1)/6799/2019 Rep by Thiruvanniyur
G. Jain,

Name of Applicant with Address Flat No. 1C, Crystal Lawn, 1st

Proposed Construction Street, Nungambakkam, Ch-600006
of 5th + 5 Floors Residential building with 5 dwelling units.

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

Site Address Plot no. 19, New beach road, Thiruvanniyur
Ch-600041

Division No. Old S.No. 214/2 A1 A1 A1 A1 A1 A1 A2 part,
T.S. No. 32/2 & 33/2, Block No. 67 of Thiruvanniyur
Village.

B0017148

Development Charge paid Rs. 17,000/- Challan No. Date 1-09-2020

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 14-9-2025
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
15/09/2020

For ARHAM BUILDERS PVT. LTD.

Director / Authorised Signatories



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

CEBA/WDCN13/00414-2020

கட்டிட அனுமதி எண் / Plan Submission No

PP/NHRB/S(B1)/0799/2019 - 15/09/2020

குக்டி / Zone

N13

குக்டி / Ward

N182

அனுமதி நாள் / Approval Date

06/11/2020

அனுமதி நாள் / Application Date

23/09/2020

அனுமதி செய்து கொடுத்தவர் / Applicant name & address

MS ARHAM BUILDERS PVT LTD REP BY Mr.
NARENDAR G JAIN-FLAT NO:1C, CRYSTAL LAWN,
1ST STREET, NUNGAMBAKKAM, CHENNAI-
600006

சேவை வகை / Service Type

Building Permit for CMDA Approved Plan

புவி முகவரி / Plot address

Block No:67, Plot No:19, Survey No: T.S.No:32/2 and 33/2,
New Beach
Road, Thiruvannmiyur, Thiruvannmiyur, Thiruvannmiyur,

Building License Fees

111000

Road cut charges - CMWSSB SEWERAGE

29000

Road cut charges - CMWSSB, WATER

21800

Road cut charges - INEB

21800

Scrutiny Fees

600

Tentative improvement charges

97600

Workers Welfare Board

160000

மொத்த கட்டணம் / Total (In Rs.)

441800

Amount (in words) Rupees Four Lakh Forty One Thousands Eight Hundred Only

Payment Details

DD Number: 094421

Amount 441800
(In Rs.)

Date 04/11/2020 Bank HDFC BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின் 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

05/11/2025

Permit Valid upto

05/11/2025



Executive Engineer (T.P.)

For ARHAM BUILDERS PVT. LTD.

Director / Authorised Signatories



our services doesn't just end there



Buying & Selling Services

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Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
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