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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/ 641 /2020

Dated: 07.04.2021

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 floor + 5 floors Residential building with 12 dwelling units availing Premium FSI at Old Door No.16, New Door No.12, Wheat Craft Road, Nungambakkam, Chennai, comprised in T.S.No.533/17, Block No.29 of Nungambakkam 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/ 641 /2020, dated 08.12.2020.
 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, Amendments to TNCDBR 2019 dated 31.01.2020.
 9. G.O.Ms.No.54, H&UD Department (UD4 (3) Department dated 12.03.2020.
 10. Circular Memo No C3/(N)/5045/2020 dated 25.05.2020.
 11. DC and other charges sent to the applicant in this office Online letter even No. dated 24.02.2021.
 12. Applicant's letter dated 19.03.2021.

For ETICA DEVELOPERS PVT. LTD.

Authorised Signatory.

The Planning Permission Application for the proposed construction of Stilt floor + 5 floors Residential building with 12 dwelling units availing Premium FSI at Old Door No.16, New Door No.12, Wheat Craft Road, Nungambakkam, Chennai, comprised in T.S.No.533/17, Block No.29 of Nungambakkam 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 11th cited.

2. The applicant has remitted the following charges in the reference 12th cited.

SL No	Charges / Fees / Deposits	Total Amount	Receipt No. & date
i)	Development charges	Rs. 27,000/-	CMDA/PP/RC/0041/2021 CMDA/PP/Ch/4171/2021 dated 19.03.2021
ii)	Scrutiny fee	Rs. 4,000/-	
iii)	Open Space Reservation charges	-	
iv)	Security Deposit for Building	Rs. 4,43,000/-	
v)	Security Deposit for Display Board	Rs.10,000/-	
vi)	Security Deposit for STP	-	
Vii)	Infrastructure & Amenities charges	Rs. 7,05,000/-	
Viii)	Premium FSI Charges	Rs. 1,48,47,000/-	
ix)	CMWSSB	Rs.4,25,000/-	

3. Two copies of approved Plans are Numbered as PP / NHRB / 101 / 2021 dated 07.04.2021 in Planning Permit No. 14109 are sent herewith. The Planning Permit is valid for the period from 07.04.2021 to 06.04.2026.

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.

For ETICA DEVELOPERS PVT. LTD. 2/4

Authorised Signatory.



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		திட்ட அனுமதி எண் / Plan Submission No	
CEBA/WDCN09/00145/2021		PP/NHRB/C/641/2020 - 07/04/2021	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N09	N110	08/06/2021	13/04/2021
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		ETICA DEVELOPERS PVT LTD-REP BY THIRU G. DILIBAN No.24, Exotica Tower, 6th Floor, Venkatanarayana Road, T. Nagar, Chennai 600017.	
சேவைப்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:12/16,Block No:29,Survey No:T.S.No 533/17, Wheat Croft Road,Nungambakkam,Nungambakkam,Nungambakkam, Chennai, 600034	
Building License Fees		224400	
Road cut charges - CMWSSB SEWERAGE		29700	
Road cut charges - CMWSSB, WATER		29700	
Road cut charges - TNEB		29700	
Scrutiny Fees		600	
Workers Welfare Board		300000	
மொத்தக் கட்டணம் / Total (In Rs.)		614100	

Amount (in words): Rupees Six Lakh Fourteen Thousands One Hundred Only

Payment Details:

DD Number: 012102

Amount 614100
(In Rs.):

Date: 26/04/2021

Bank: AXIS BANK LTD.

பின் 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

07/06/2026

Permit Valid upto

07/06/2026



Digitally Signed by A S Murugan
Date: 08-Jun-2021 (17:16:45)

Executive Engineer (T.P.)

For ETICA DEVELOPERS PVT. LTD.

Authorised Signatory.



our services doesn't just end there



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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