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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

Website: www.cmdachennai.gov.in

Letter No. PP/NHRB/N/0632/2020 Dated:05.02.2021

To

The Principal Chief Engineer
Greater Chennai Corporation
Ribbon Building
Chennai - 600 003.

Sir,

Sub: CMDA - APU - (B Channel - North Division) - Planning Permission Application for the proposed construction of Stilt Floor Parking + 3 Floors Residential Building with 12 Dwelling units at Plot No.55, 2nd Cross Street, Srinivasa Nagar, Kolathur, Chennai - 600 099 comprised in Old S.No.35/40 and 35/41, T.S.No.33, Block No.15 of Kolathur Village within Greater Chennai Corporation Limit - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

- Ref: 1. The PPA received in SBC No.CMDA/PP/NHRB/N/0632/2020 dated 01.12.2020.
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 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. This office DC advice sent to the applicant vide this office letter even No. dated 13.01.2021.
 9. The applicant's letter dated 19.01.2021.

The Planning Permission Application for the proposed construction of Stilt Floor Parking + 3 Floors Residential Building with 12 Dwelling units at Plot No.55, 2nd Cross Street, Srinivasa Nagar, Kolathur, Chennai - 600 099 comprised in Old S.No.35/40 and 35/41, T.S.No.33, Block No.15 of Kolathur Village within Greater Chennai Corporation Limit 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.

No.	Description	Total Amount	Vide Receipt No.B0018384 dated 19.01.2021
1.	Development Charge	Rs.17,000/- (Rupees Seventeen Thousand only)	
2.	Scrutiny Fee	Rs.3,000/- (Rupees Three Thousand only)	
3.	Regularization Charges	Rs.47,000/- (Rupees Forty Seven Thousand only)	
4.	I & A Charges	Rs.3,81,000/-(Rupees Three Lakh Eighty One Thousand only)	
5.	Security Deposit for Building	Rs.2,82,000/- (Rupees Two Lakh Eighty Two Thousand only)	
6.	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten Thousand only)	
7.	MIDC Charges	Rs.2,71,000/-(Rupees Two Lakh Seventy One Thousand only)	
8.	Premium FSI charges	Rs.10,07,000/-(Rupees Ten Lakh Seven Thousand only)	
9.	Flag Day	Rs. 500/- (Rupees five hundred only)	

3. Two sets of approved Plans are Numbered as **PP/NHRB/22/2021**, dated.05.02.2021 in Planning Permit No. 13930 are sent herewith. The **Planning Permit** is valid for the period from **05.02.2021 to 04 .02.2026**.

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.

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 Govt. in G.O.Ms.No.112, H&UD Dept. dated 22.6.2017, to carry out the provisions of Real Estate (Regulation and 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”.

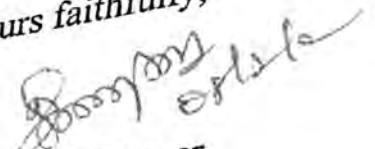
“தமிழ்நாடு அரசு, அரசாணை எண் G.O.Ms.No.112, H&UD Dept. நாள் 22.6.2017-ல் கட்டிட, மனை விற்பனை முறைப்படுத்தலும் மற்றும் மேம்படுத்தலும் விதிகள் 2017-க்கு ஒப்புதல் அளித்துள்ளது. இதன்படி மனை/கட்டிடம் விற்பவர் உத்தேசிக்கப்படவிருக்கும் மனை, கட்டிடம் (அ) அபுரூட்மெண்ட்டிற்கு விளம்பரம் செய்யவோ விற்பனை செய்யவோ முன்பதிவு செய்யவோ, விற்கவோ (அ) விலை அறிவிப்பு செய்யவோ மனை, கட்டிடம் (அ) அபுரூட்மெண்ட்டுகளை 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. 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

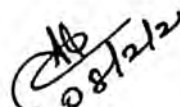
Yours faithfully,


For Chief Planner
Area Plans Unit

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

Copy to:

1. ~~Mahe Holdings LLP~~
Rep by its Designated Partner
Mr.L.Tharun,
No.6/53, North Boag Road,
T.Nagar,
Chennai - 600 017.
2. **The Member**
Appropriate Authority
108, Uthamar Gandhi Salai
Nungambakkam,
Chennai - 600 034.
3. **The Commissioner of Income Tax**
No.108, 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,
Chintadripet,
Chennai - 600 002.


08/12/21

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No.

13030

Date of Permit 05.02.2021

PP/NHRB/22/2021

File No. PP/NHRB/N/0632/2020

Mahe Holdings LLP

Rep by its Designated
Partner, Mr. L. Tharun

Name of Applicant with Address.

NO 6/53, North Boag Road, T. Nagar, Chennai - 600 017

Date of Application 01.12.2020

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

PP FOR THE proposed construction of Stilt Floor

Site Address parking + 3 Floors Residential Building
with 12 Dwelling units at plot NO 55, 2nd cross

Division No. Street, Srinivasa Nagar, Kolathur,
Chennai - 600 099 comprised in old S. No. 35/40,
35/41, T. S. No. 33, Block No. 15 of Kolathur village

17000/- B0018384

Development Charge paid Rs. 17000/- Challan No. B0018384 Date 19.01.2021

✓ 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

04.02.2026

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

5/2/2021

08/2/21



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகர வளப்பு பிரிவு

Town Planning Section Works

கட்டிட அனுமதி

Building Permission

(1919 ஆதார சட்டம்) சென்னை மாநகராட்சி சி.பி.பி. 238 வது பிரிவினியோகம்
(1919 MCMC Act Section 238)

அனுமதி எண் Building Plan No

CEBA WDCN06-00096-2021

அனுமதி எண் Plan Submission No

PP-NHRB N-0632-2020-05/02-2021

குறைவான Zone

குறைவான Ward

அனுமதி நாள் Approval Date

அனுமதி நாள் Application Date

N06

N065

01/04/2021

19/02/2021

அனுமதி பெறும் இடம் Applicant name & address

MAHE HOLDINGS LLP-REP. BY ITS DESIGNATED PARTNER Mr. L. THARUN No:6/53, North Boag Road, T Nagar, Chennai - 600 017.

அனுமதி வகை Service Type

Building Permit for CMDA Approved Plan

அனுமதி இடம் Plot address

Block No:15,Plot No:55, Survey No:TS.No:33, Srinivasa Nagar II Cross Road,Srinivasa Nagar,Kolathur,Kolathur, Chennai, 600099

Building License Fees	122900
Road cut charges - CMWSSB SEWERAGE	21400
Road cut charges - CMWSSB, WATER	16000
Road cut charges - TNEB	16000
Sanitary Fees	600
Tentative improvement charges	101900
Workers Welfare Board	178100
மொத்தக் கூடுதல் Total (In Rs.)	456900

Amount (in words): Rupees Four Lakh Fifty Six Thousands Nine Hundred Only

Payment Details:

DD Number: 927455 Amount: 456900 Date: 23/03/2021 Bank: INDIAN BANK
(In Rs.):

பின் குறிப்பிட்ட நிபந்தனைகளுக்கு அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட தகவலின்படி அனுமதி

Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy

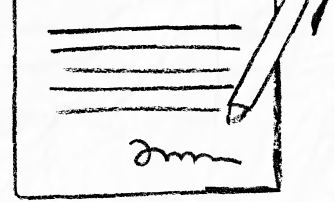
அனுமதி நாள் முடிவு 21/03/2026

Permit Valid upto 31/03/2026



Digitally Signed by Banukumar P
Date: 01-Apr-2021 (12:56:43)

Executive Engineer (T.P.)



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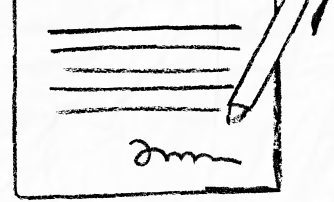
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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