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PP/NHRB/N/0071/2021

239

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/0071/2021 Dated: 19.08.2021

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 Part + Ground Floor Part + 5 Floors Residential Building with 45 Dwelling units Availing with Premium FSI at Old Door No.156, New Door No.19, Hunters Road, Purasawalkkam, Chennai – 600 084 comprised in R.S.No. 863/1 Part (As per Document) R.S.No.863/1 in Block No.16 of Purasawalkkam Village (As per Patta) within Greater Chennai Corporation Limits - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

Ref: 1. The PPA received in SBC No.CMDA/PP/NHRB/N/0071/2021 dated 09.02.2021.
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, 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 26.03.2021
9. This office revised DC advice sent to the applicant vide this office letter even No. dated 22.04.2021
10. The applicant's letter dated. 02.08.2021.

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For ARIHANT FOUNDATIONS & [illegible] LTD.

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The Planning Permission Application for the proposed construction of Stilt Part + Ground Floor Part + 5 Floors Residential Building with 45 Dwelling units Availing with Premium FSI at Old Door No.156, New Door No.19, Hunters Road, Puraswalkkam, Chennai – 600 084 comprised in R.S.No. 863/1 Part (As per Document) R.S.No.863/1 in Block No.16 of Puraswalkkam Village (As per Patta) within Greater Chennai Corporation Limits 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 10th cited.

2. The applicant has remitted the following charges in the reference 11th cited.

Sl. No.	Description	Total Amount	
1.	Development Charge	Rs.1,39,589/- (Rupees One Lakhs Thirty Nine Thousand Five Hundred and Eighty Nine only)	Vide Receipt No.B0019606 Dated.30.07.2021.
2.	Regularization Charges	Rs.3,12,329/- (Rupees Three Lakhs Twelve Thousand Three Hundred and Twenty Nine only)	
3.	Scrutiny Fee	Rs.16,000/- (Rupees Sixteen Thousand only)	
4.	Security Deposit for Building	Rs.17,85,000/- (Rupees Seventeen Lakhs Eighty Five Thousand only)	
5.	OSR Charges	Rs.30,27,611/- (Rupees Thirty Lakhs Twenty Seven Thousand Six Hundred and Eleven only)	
6.	SD for Display Board	Rs.10,000/- (Rupees Ten Thousand Only)	
7.	I & A charges	Rs.29,82,463/- (Rupees Twenty Nine Lakh Eighty Two Thousand Four Hundred and Sixty Three only)	
8.	Premium FSI charges	Rs.6,38,75,397/- (Rupees Six Crores Thirty Eight Lakh Seventy Five Thousand Three Hundred and Ninety Seven only)	
9.	Shelter Charges	Rs.41,27,945/- (Rupees Forty One Lakhs Twenty Seven Thousand Nine Hundred and Forty Five only)	
10.	CMWSSB Charges	Rs.17,14,000/- (Rupees Seventeen Lakhs Fourteen Thousand only)	

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11.	Flag Day	Rs. 500.00 (Rupees five hundred only)	

3. Two sets of approved Plans are Numbered as **PP/NHRB/ 248A&B /2021 dated. 19.08.2021** in **Planning Permit No. 14356** are sent herewith. The **Planning Permit** is valid for the period **from 19.08.2021 to 18.08.2026.**

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.

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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".

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 Member Secretary

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

Copy To:

1. Mr.Jawahar Palaniappan,
New No.3, Old No.25,
Ganapathy Colony 3rd Street,
Teynampet,
Chennai - 600 018

2. **The Member**
Appropriate Authority
108, Uthamar Gandhi Salai
Nungambakkam, Chennai – 600 034.

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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

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பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
நகரமைப்பு பிரிவு
Town Planning Section-Works
கட்டிட அனுமதி

Building Permission

(1919 ஆம்ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)
(1919 MCMC Act Section 238)

கட்டட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN05/00277/2021		PP/NHRB/N/0071/2021 - 19/08/2021	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுசெய்யப்பட்ட நாள்/ Application Date
N05	N058	07/09/2021	26/08/2021
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		JAWAHAR PALANIAPPAN-NEW No:3, OLD No: 5, GANAPATHY COLONY, 3rd STREET, TEYNAMPET, CHENNAI- 600018.	
மேம்பாடு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:OLD D No:156, NEW D No:19,Block No:16,Survey No:R.S.No:863/1, Hunters Road,Choolai,Choolai,Purasaiwakam,Chennai, 600084	
Building License Fees			937500
Road cut charges - CMWSSB SEWERAGE			42100
Road cut charges - CMWSSB, WATER			42100
Road cut charges - TNEB			42100
Scrutiny Fees			600
Workers Welfare Board			1158500
மொத்தக் கட்டணம்/ Total (In Rs.)			2222900

Amount (in words): Rupees Twenty Two Lakhs Twenty Two Thousands Nine Hundred Only

Payment Details:
DD Number: 528715 Amount (In Rs.): 2222900 Date: 03/09/2021 Bank: ICICI BANK

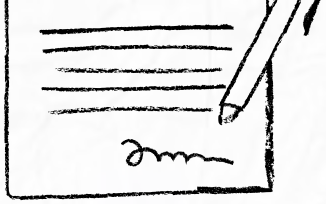
பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி
Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

அனுமதி கால முடிவு 06/09/2026
Permit Valid upto 06/09/2026

Digitally Signed by K Sundararajan
Date: 07-Sep-2021 (16:12:33)
Executive Engineer (T.P.)

For ARIHANT FOUNDATIONS & HOUSING LTD.

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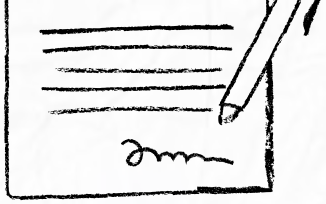
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Vastu & Property Management Tools

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