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பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-Central Region

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/WDCN09/00274/2019		PP/NIIRB/C/524/2019 - 30/08/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுமேற்பாட்ட நாள் / Application Date
N09	N110	03/10/2019	03/10/2019
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		Preetham Dev Moses-& D. MANISH KOTHAR((GPA) Redbrick Constructions No.57, U Block, 3rd Main Road, 7th Street, Anna Nagar, Chennai-600040.	
மேற்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
புத்த அனுமதி / Plot address		Door No:6/42,Block No:36,Plot No:42, Survey No:R.S.No 625/11 Mahalingapuram Main Road, Mahalingam Road,Nungambakkam,Nungambakkam,Nungambakkam, Chennai, 600034	
Building License Fees		85500	
Road cut charges - CMWSSB SEWERAGE		63500	
Road cut charges - CMWSSB, WATER		63500	
Road cut charges - TNEB		63500	
Scrutiny Fees		600	
Workers Welfare Board		122600	
மொத்தக் கட்டணம் / Total (In Rs.)		399200	

Amount (in words): Rupees Three Lakh Ninety Nine Thousands Two Hundred Only

Payment Details:

DD Number: 531738

Amount 399200
(In Rs.):

Date: 27/09/2019

Bank: UNION BANK OF INDIA

பின் குறிப்பிட்ட நிபந்தனைகளுக்குள் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைவு நகலின்படி அனுமதி

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

இந்த அனுமதி
முடிவு நாள் 02/10/2024

ஆம் தேதிக்குள் இவ்வை ரெகடங்களைப் பார் காவலதையாகிவிடும் தொடர்புப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 02/04/2020

If Construction started Building Permit is valid up to 02/10/2024



Digitally Signed by A S Murugan
Date: 03-Oct-2019 (15:29:35)
Executive Engineer (T.P.)

FOR RED BRICK CONSTRUCTIONS
For RED BRICK CONSTRUCTIONS

Proprietor

BY REGISTERED POST WITH ACK DUE



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/524 /2019

Dated: 30.08.2019

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 + 5 floors, Office (commercial) building at Plot No.42, New Door No.6, Old Door No.42, Mahalingapuram Main Road, Mahalingapuram, Chennai - 34 comprised in Pymash no.796, Old R.S.no. 9/1, R.S.No.625/7 (As per Document) R.S.No.625/11 (As per Patta), Block No.36 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/SB/C/524 /2019, dated 16.07.2019.
 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 & 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. DC and other charges sent to the applicant in this office letter even No. dated 09.08.2019.
 9. The applicant's letter dated 19.08.2019.

The Planning Permission Application for the proposed construction of Stilt + 5 floors, Office (commercial) building at Plot No.42, New Door No.6, Old Door No.42, Mahalingapuram Main Road, Mahalingapuram, Chennai - 34 comprised in Pymash no.796, Old R.S.no. 9/1, R.S.No.625/7 (As per Document) R.S.No.625/11 (As per Patta), Block No.36 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 8th cited.

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

Sl.No	Charges / Fees / Deposits	Total Amount	Receipt No & date
i)	Development charges	Rs. 24,000/-	B0013546 dated 13.08.2019.
ii)	Scrutiny fee	Rs. 2,400/-	
iii)	Regularization charges	-	
iv)	Open Space Reservation charges	-	
iv)	Security Deposit for Building	Rs. 1,96,900/-	
v)	Security Deposit for Display Board	Rs.10,000/-	
vi)	Security Deposit for STP	-	
vii)	Infrastructure & Amenities charges	Rs. 2,68,700/-	
Viii)	Metro Water Infrastructure Development charges	Rs.1,71,200 /-	
ix)	Shelter fee	-	
x)	Premium FSI charges	-	

3. Two copies of approved Plans are Numbered as B / NHRB / 225 / 2019 dated 30.08.2019 in Planning Permit No. 12808 are sent herewith. The Planning Permit is valid for the period from 30.08.2019 to 29.08.2024.

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 RED BRICK CONSTRUCTIONS

Proprietor

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. 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.

9. Applicant shall not commence construction without building approval from the Local Body concerned.

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Proprietor

10. Further, the Planning Permission issued under the New TNCD&BR, 2019 is subject to outcome of the Honorable High Court Order in the reference 7th cited.

Yours faithfully,

H. Shreegopal
30/8/19
for Deputy Planner
Area Plans Unit
D. L.
30/8/19

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

Copy to:

1. **Applicant**
✓ Thiru. Preethem Dev Moses & D.Manish Kothari (Power Agents)
Redbrick Constructions,
No.57, U-Block, 3rd Main Road, 7th Street,
Anna Nagar,
Chennai – 600 040.
2. **The Member**
Appropriate Authority
108, Uthamar Gandhi Salai
Nungambakkam, Chennai – 600 034.
3. **The Chief Engineer**
CMWSSB,
No.1, Pumping Station Road,
Chintadripet, Chennai - 600 002.
4. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road
Nungambakkam, Chennai - 600 034.
5. **The Deputy Planner**
Enforcement Cell (Central)
CMDA, Chennai – 600 008.

For RED BRICK CONSTRUCTIONS

[Signature]
Proprietor



our services doesn't just end there



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Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



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

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