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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, Web site: www.cmdachennai.gov.in

Letter No.PP/NHRB/S(B1)/0536/2020, Dated:13.01.2021

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 + 4 floors + 5th floor (part) with 18.15m height Residential building with 58 dwelling units (Affordable Housing) and GYM at 1st floor level situated at Plot No.8 in GCC approved subdivision and regularized land in S.No.105/2 (part), Manavalan Garden, Semmancheri, Chennai in S.No.105/2A1B1A & 105/31 (Part) of Semmancheri 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/0536/2020, dated.30.09.2020.
 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 MAWS (MA-I) Department, dated 04.02.2019.
 6. CMDA office order No.7/2019 dated 12.03. 2019
 7. This office DC letter even No. dated.09.11.2020.
 8. Applicant's letter dated.11.12.2020 & 29.12.2020.

The Planning Permission Application is for the proposed construction of Stilt floor + 4 floors + 5th floor (part) with 18.15m height Residential building with 58 dwelling units (Affordable Housing) and GYM at 1st floor level situated at Plot No.8 in GCC approved subdivision and regularized land in S.No.105/2 (part), Manavalan Garden, Semmancheri, Chennai in S.No.105/2A1B1A & 105/31 (Part) of Semmancheri 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 7th cited.

2. The applicant has remitted the following charges in the reference 8th cited.

i)	Development charges	₹ 64,000/-	Receipt No. CMDA/PP/RC/0028/2020, dated 10.12.2020
ii)	Scrutiny Fee	₹ 4,000/-	
iii)	Regularization charges	₹ 1,65,000/-	
iv)	Open space & reservation charges	Nil	
v)	Security Deposit for Building	₹ 10,52,000/-	
vi)	Security Deposit for Display Board	₹ 10,000/-	
vii)	Security Deposit for Septic Tank	₹ 58,000/-	
viii)	Infrastructure & Amenities Charges	₹ 15,87,000/-	
ix)	Premium FSI Charges	Nil	
x)	Shelter charges	Nil	
xi)	MIDC Charges	Nil	

3. Two sets of approved Plans are numbered as PP/NHRB/11/2021/ A to C, dated. 13.01.2021, Planning Permit No.13919 are sent herewith. The Planning Permit is valid for the period from 13.01.2021 to 12.01.2026

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

ability 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.

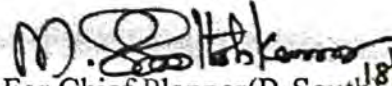
8. As approved by Tamil Nadu Government in G.O.M.s.No.112 H & UD Department dated 22.06.2017 to carry out the provisions of Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, Market, Book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment 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 Chief Planner(B-South) 18/01/21
Area Plans Unit.

18/1/21

Encl:

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

M/s. Creation Promoters And Developers Private Limited,

Represented by its Managing Director Thiru.R.Kumar
GPA for 1.Tmt.N.Manimegalai and 2.Tmt.N.Anitha,
No.7, 1st floor, Papanasam Sivan Salai,
Santhome, Chennai 600058.

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, Nungambakkam,
Chennai-34.
4. **The Member**
Appropriate Authority
No.108, Mahatma Gandhi Road, Nungambakkam,
Chennai-34.



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)



அனுமதி எண் / Building Plan No		தட்ட அனுமதி எண் / Plan Submission No	
CEBA WDCN15/00084/2021		S(B)/OS36/2020	
		PP/NHRB/11/2021/A to C - 13/01/2021	
குட்டிடம் Zone	குட்டிடம் Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N15	N200	03/05/2021	01/02/2021
மனுக்காரன் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		M.s.Creation Promoters and Developers Private Limited GPA-No:7, 1st FLOOR, PAPANASAM SIVAN SALAI, SANTHOME, Chennai- 600058.	
சேவாபட்டி தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Plot No:8, Survey No:S.No:105/2A1B1A & 105/31PART, MANARALAN GARDEN, MAJESTIC LAY OUT,SEMMANCHERI,SEMMANCHERI,Semmanjeri, Chennai, 600119	
Building License Fees		572100	
Road cut charges - CMWSSB SEWERAGE		23700	
Road cut charges - CMWSSB, WATER		17800	
Road cut charges - TNEB		17800	
Scrutiny Fees		600	
Workers Welfare Board		709500	
மொத்தக் கட்டணம் / Total (In Rs.)		1341500	

Amount (in words): Rupees Thirteen Lakhs Forty One Thousands Five Hundred Only

Amount 1341500
(In Rs.)

பின் குறிப்பிட்ட நிபந்தனைகளுக்கு அனுமதிக்கப்பட்ட வரைபட நகலினை அனுமதி

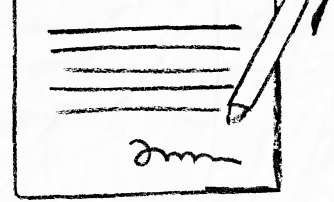
Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

அனுமதி கால முடிவு 02/05/2026
Permit Valid upto 02/05/2026



Digitally Signed by Umapathy
Date: 03-May-2021 (12:57:29)

Executive Engineer (T.P.)



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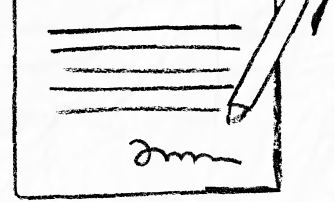
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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