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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/WDCN09/00117/2022		PP/NHRB/S(B2)/0021/2022 - 11/04/2022	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N09	N123	20/04/2022	12/04/2022
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		RAMANIYAM REAL ESTATES PVT LTD-M. CHANDRU GPA FOR Mrs. R. SATHAMMAI & 26 OTHERS, NO: 17/35, 2ND MAIN ROAD, GANDHI NAGAR, ADAYAR, CHENNAI- 600020	
சேவைபாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:Old No:2, New No:5,Block No:71,Survey No:R.S.No:3577/5, Bhaktavatchalam Road&, Warran Road (Salai),Abiramapuram,Mylapore,Mylapore, Chennai, 600004	
Building License Fees			269600
Road cut charges - CMWSSB SEWERAGE			28500
Road cut charges - CMWSSB, WATER			21400
Road cut charges - TNEB			21400
Scrutiny Fees			600
Workers Welfare Board			354800
மொத்தக் கட்டணம் Total (In Rs.)			696300

Amount (in words) Rupees Six Lakh Ninety Six Thousands Three Hundred Only

Payment Details:

DD Number: 268154 Amount (In Rs.): 696300 Date: 19/04/2022 Bank: AXIS BANK LTD.

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு இணைக்கப்பட்ட 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 19/04/2027

Permit Valid upto 19/04/2027

Digitally Signed by K Sundararajan
Date: 20-Apr-2022 (15:13:49)

Executive Engineer (T.P)

For RAMANIYAM REAL ESTATES (P) LTD.

Authorised Signatory

For RAMANIYAM REAL ES

Auth

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/S(B2)/0021/2022 Dated:11.04.2022

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

Sir,

Sub: CMDA – APU – (B Channel – South Division) – Planning Permission for the proposed construction of Stilt Floor + 5 floors (18.30m Height) Residential building with 20 Dwelling Units **availing with premium FSI** at New Door .No.5 Old Door.No.2 Bakthavatchalam Road (Warren Road), Mylapore, Chennai-600004 Comprised in Old R.S.No.3577/3 and New R.S.No.3577/5, Block No.71 of Mylapore Village within the limit of Greater Chennai corporation. - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

Ref:
1. The PPA received in SBC.No.CMDA/PP/NHRB/S/0021/2022 dated. 11/01/2022
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. Tamil Nadu Government Gazette Notification No.83 Dated 31.01.2022.
9. G.O.(Ms).No.19, H&UD Department Dated 02.03.2022.
10. This office DC advice sent to the applicant through online dated 28.03.2022.
11. The applicant's letter dated 05.04.2022.

*****

The Planning Permission Application is for the proposed construction of Stilt Floor + 5 floors (18.30m Height) Residential building with 20 Dwelling Units availing

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Authorised Signatory

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premium FSI at New Door .No.5 Old Door.No.2 Bakthavatchalam Road (Warren Road), Mylapore, Chennai-600004 Comprised in old R.S.No.3577/3 and New R.S.No.3577/5, Block No.71 of Mylapore 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 10th cited.

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

Sl. No.	Description	Total Amount	
1.	Development Charge	Rs. 35,000/-	Through Online Banking Transaction No.14962989354 (Receipt No. CMDA/PP/Ch/7172/2022 dated:04.04.2022
2.	Scrutiny Fee	Rs. 5,000/-	
3.	Security Deposit for Building	Rs. 5,64,000/-	
4.	Security Deposit for Display Board	Rs. 10,000/-	
5.	I&A charges	Rs. 8,59,000/-	
6.	MIDC	Rs. 5,95,000/-	
7.	Premium FSI charges	Rs. 2,71,36,000/-	

3. Two sets of approved plans are numbered as **PP/ NHRB/99/2022/A&B dated 11.04.2022** in **Planning Permit No.14776** are sent herewith. The **Planning Permit** is valid for the period **from 11.04.2022 to12.04.2030**.

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

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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 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. The applicant is requested to intimate the Enforcement Cell, CMDA at all the stages of construction of building Viz, namely (i) Commencement of construction, (ii) Plinth level and (iii) Last storey and apply for Completion Certificate along with the order of

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continuance accorded for different stages by CMDA.

10. 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.

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

12. 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,

11/4/22

For Senior Planner
(B-South, APU)

11-4-2022

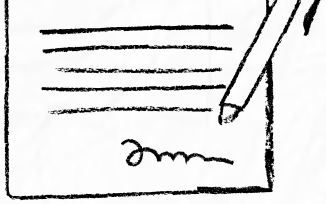
Encl: 1. Two sets of approved Plans
2. Two copies of Planning Permit

Copy to:

1. **M/s.Ramaniyam Real Estates,GPA M.Chandru**
(for Mrs.Sathammai and 26 others)
D.No.17/35, Second Main Road,
Gandhi Nagar, Adayar, Chennai-20
2. **The Member**
Appropriate Authority
168, Uthamar Gandhi Salai
Nungambakkam, Chennai – 600 034.
3. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road
Nungambakkam, Chennai - 600 034.
4. **The Chief Engineer,**
CMWSSB
No.75, Santhome High Road,
Raja Annamalaipuram, MRC Nagar,
Chennai-600028
5. **The Senior Planner**
Enforcement Cell CMDA,
Chennai – 600 008.

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our services doesn't just end there

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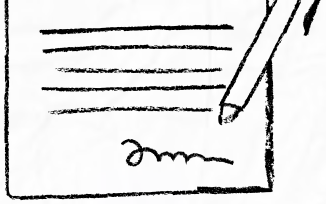
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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

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

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