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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](mailto:mscmda@tn.gov.in)

Website: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No. PP/NHRB/S(B2)/0614/2021

Dated: 22.04.2022

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 (18.30 m height) with 16 dwelling units of Residential building **availing premium FSI** at Plot No.C-4 Door No.3 41<sup>st</sup> Street, Nanganallur, Chennai-61 comprised in Old S.No.38/8 (Part) T.S.No.33 Block No.18 Ward-B of Nanaganallur 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/0614/2021, dated 19.10.2021.
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 in this office letter even No. dated 28.03.2022
  9. The applicant's letter dated 06.04.2022

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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

Chennai Metropolitan Development Authority

PLANNING PERMIT

Premium FSI

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

PERMIT No. 14794

Date of Permit 22.04.2022

PP/NHRB/117/2022

File No. PP/NHRB/SLB22/0614/2021 Anirudh Foundation

Pvt. Ltd. rep by its director

Name of Applicant with Address S. Vijayakumar

Door No. 6K, New Tech Vikas

Jawaharlal Nehru Salai, Date of Application 19.10.2021

Ashok Nagar, Chennai

Nature of Development : Layout/Sub-division of Land/Building construction/

Charge in use of Land/Building

PP for the proposed construction of SF+5 floors

Site Address Residential building with 16 dwelling units

(18.30m height) availing Premium FSI at plot No.

Division No. C-4, Door No. 3, 41st Street, Nanganallur,

Chennai-61. Comprised in Old S.No. 38/8 (Pt) T.S. No. 33

Block No. 18, Ward-B of Nanganallur village.

Transaction 14964625306

Development Charge paid Rs 20,000/- Challan No. Date 04.04.2022

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 21.04.2030 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

20/4/2022



பெருநகர் சென்னை மாநகராட்சி  
Greater Chennai Corporation

நகரத் திட்டப் பிரிவு  
Town Planning Section-Works  
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/WDC/N12/0015/2022

CP/NHRB/SUB/1/0014/2021-22/04/2022

மண்டலம் Zone

கோட்டம் / Ward

அனுமதி நாள் Approval Date

மனுக்கொடுத்த நாள் Application Date

N12

N167

23/05/2022

28/04/2022

மனுக்கொடுத்த பெயர் மற்றும் குடியிருப்பு முகவரி Applicant name & address

MS.ANIRUDH FOUNDATION PVT LTD.REP. BY its  
MANAGING DIRECTOR Thiru. S.VIJAYAKUMAR-New  
York, New Tech Vikash, Ashok Nagar, 1st Avenue,  
Jawaharlal Nehru Salai, Ashok Nagar, Chennai - 600083

சேவை / சேவைகள் / Service Type

Building Permit for CMDA Approved Plan

மனுக்கொடுத்த இடம் / Plot address

Door No:3,Block No:18, WARD-B,Plot No:Plot No C-4,  
Survey No: S.No-33, NANGANALLUR 41ST  
STREET,NANGANALLUR,NANGANALLUR,Nanganallu  
r, Chennai, 600061

Building License Fees

133100

Road cut charges - CMWSSB SEWERAGE

21400

Road cut charges - CMWSSB, WATER

16000

Road cut charges - TNEB

16000

Security Fees

600

Tentative improvement charges

103100

Workers Welfare Board

187100

மொத்தக் கட்டணம் / Total (In Rs.)

477300

Amount (in words): Rupees Four Lakh Seventy Seven Thousands Three Hundred Only

Payment Details:

DD Number 22984 /

Amount 477300  
(In Rs.)

Date 16/05/2022

Bank: CITY UNION BANK LTD

மனுக்கொடுத்த நபருக்காகத் தட்டிக்கொடுத்த அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலிப்படி 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 22/05/2022

Permit Valid upto 22/05/2022



Digitally Signed by K  
Sundararajan  
Date: 23-May-2022 (17:03:52)  
Executive Engineer (T.P.)



our services doesn't just end there



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Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



### **Legal & Documentation Services**

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



### **Property Development & Approvals**

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



### **NRI & Investment Services**

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



### **Compliance & Special Services**

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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### **Property Valuation & Cost Estimation**

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



### **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



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real estate journey

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