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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)

கட்டிட அனுமதி எண் / Building Plan No		திட்ட அனுமதி எண் / Plan Submission No	
CEBA WDCN10 00363/2021		PP/NHRB/C/0719/2020 - 21/11/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N10	N130	16/12/2021	22/12/2020
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		K. SREENIVSA RAO-DIRECTOR OF M/S. SRICHAKRA BUILDERS & DEVELOPERS PVT LTD GPA FOR Mr.V.R. SUNDHARSHAN OLD No:65C, NEW No:38C, RK SHANMUGAM SALAI, K.K NAGAR, CHENNAI - 600078.	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:24/3,Block No:3,Plot No:91, Survey No:TS.No:14/1, Kumaran Colony Main Road,Kumaran Colony,Vadapalani,Saligramam, Chennai, 600026	
Building License Fees		137600	
Regularisation Charges (penalty under section 244A)		16400	
Road cut charges - CMWSSB SEWERAGE		30500	
Road cut charges - CMWSSB, WATER		22900	
Road cut charges - TNEB		22900	
Scrutiny Fees		600	
Workers Welfare Board		196100	
மொத்தக் கட்டணம் / Total (In Rs.)		427000	

Amount (in words): Rupees Four Lakh Twenty Seven Thousands Only

Payment Details:

DD Number: 115281 Amount 427000 Date: 29/11/2021 Bank: INDIAN BANK
(In Rs.):

இன் 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 15/12/2026
Permit Valid upto 15/12/2026



Digitally Signed by K Sundararajan
Date: 16-Dec-2021 (16:17:40)

Executive Engineer (T.P.)



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
 Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
 Chennai - 600 008
 Phone : 28414855 Fax: 91-044-28548416
 E-mail: mcmda@tn.gov.in
 Website: www.cmdachennai.gov.in

Letter No. PP/NHRB/C/0719/2020

Dated: 21.11.2020

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 the Proposed construction of the Stilt + 4 floors Residential building with 8 dwelling units at Plot No.91, Old Door No.3, New Door No.24, Kumaran colony Main Road, Vadapalani, Chennai 600 026 comprised in Old S.No.157/2A, 157/2B, T.S.No.14/1. Block No.3 of Saligramam Village, within in the Greater Chennai Corporation Limit - **Approved and forwarded to Local Body for issue of Building Permit - Regarding.**

- Ref:
1. Planning Permission Application received in SBC No.CMDA/PP/NHRB/C/0719/2020, dated 21.08.2019.
 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-D) 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. This office letter dated 03.03.2020 for GLV to Sub-Registrar, Virugambakkam, Saligramam, Chennai.
 9. Sub-Registrar, Virugambakkam, Saligramam, Chennai in letter No.120/2019 dated 16.12.2019.
 10. DC and other charges sent to the applicant in this office Online letter even No. dated 13.03.2020.
 11. The applicant's letter dated 26.09.2020 & 13.11.2020.

The Planning Permission Application for the Proposed construction of the Stilt - 4 floors Residential building with 8 dwelling units at Plot No.91, Old Door No.3, New Door No.24, Kumaran colony Main Road, Vadapalani, Chennai 600 026 comprised in

S.No.157/2A, 157/2B, T.S.No.14/1, Block No.3 of Saligramam Village, within in the Greater Chennai Corporation Limit 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	Charges / Fees / Deposits	Total Amount	Receipt No & date
i)	Development charges	Rs. 18,750/-	B0017229 dated 08.09.2020
ii)	Scrutiny fee	Rs. 3,650/-	
iii)	Open Space Reservation charges	-	
iv)	Security Deposit for Building	Rs. 3,09,400/-	
v)	Security Deposit for Display Board	Rs.10,000/-	
vi)	MIDC Charges	Rs.2,68,950/-	
vii)	Infrastructure & Amenities charges	Rs. 4,41,650/-	
viii)	Shelter fee	-	
ix)	Premium FSI charges	Rs.12,71,200/-	

3. Two copies of approved Plans are Numbered as B / NHRB / 390 / 2020 dated 21.11.2020 in Planning Permit No. 13759 are sent herewith. The Planning Permit is valid for the period from 21.11.2020 to 20.11.2025.

4. The Local Body is requested to ensure water supply and sewerage disposal for the proposal before issuing building Permit. It shall be ensured that all wells, overhead tanks are hermetically 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 action of Tamil Nadu Combined Development Building Rule 2019 and enforcement action may be taken against such development.

5. The Planning Permission for buildings is issued in accordance with the Town and Country Planning Act, 1971 and the rules made there under. All provisions of the Act 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. Therefore, the project shall also be governed 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, 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.

"தமிழ்நாடு அரசு, அரசாணை எண் G.O.M.s.No.112 H & UD Dept. நாள் 22.6.2017-ல் கட்டிட மனை விற்பனை முறைப்படுத்துதல் சட்டம், 1947-க்கு விதிகள் 2017-க்கு ஒப்புகல் அளித்துள்ளது. இதன்படி மனை/கட்டிடம் விற்பனை உத்தேசிக்கும்படி அறிவித்தல் மனை, கட்டிடம் (அ) அபுராய்மெண்ட்மென்ட் விளம்பரம் செய்வதோ கட்டிடம் விற்பனை செய்வதோ, விற்கவோ, விற்கவோ (அ) விலை அறிவிப்பை செய்வதோ மனை, கட்டிடம் (அ) அபுராய்மெண்ட்மென்ட் கட்டிடகருவரைகளுக்கு அழைப்பு விடுவதோ எதுவாக இருந்தாலும் தக்கபடி மனை விற்பனை சட்டத்தை தமிழ்நாடு கட்டிட மனை விற்பனை ஒழுங்குமுறை சட்டம், 1947-க்கு விதிகள் 2017-க்கு ஒப்புகல் செய்து, தொடர்ச்சியாக வேண்டும் என்ற நியமனங்களுக்கு உட்பட்டு இந்த சட்ட திட்டத்தை ஒத்திசைத்து கொடுத்தல்."

9. This Planning Permission is not final. The applicant has to approach The Executive Officer, Villivakkam Panchayat Union, Chennai 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. Further, the Planning Permission issued under the TNCD&BR, 2019 is subject to outcome of the Honorable High Court Order in the reference 7th cited.

Yours faithfully,

For Chief Planner
Area Plans Unit

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

Copy to:

Applicant

K.Srinivasa Rao,
Old Door NO.65C, New Door No.38C,
R.K.Shanmugam Salai,
K.K.Nagar,
Chennai 600 078.

The Member

Appropriate Authority

108, Uthamar Gandhi Salai
Nungambakkam, Chennai - 600 034.

The Chief Engineer

CMWSSB,

No. 1, Pumping Station Road,
Chennai - 600 002.

The Commissioner of Income Tax

8, Uthamar Gandhi Road
Chennai - 600 034.

The Deputy Planner

Area Plans Unit
Chennai - 600 034.



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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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