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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)/0478/2020, Dated: 28.10.2021

To

The Principal Chief Engineer,
Greater Chennai Corporation,
Ripbon Building, Chennai 600003

Sir,

Sub: CMDA – Area Plans Unit - 'B' Channel (South) - Planning Permission for the proposed construction of Stilt floor + 5 floors (18.3m height) Residential Building with 78 dwelling units and GYM at Public Purpose Plots (I & II) in the CMDA approved Layout P.P.D./L.O.No.32/2019 in S.No.119/1A2B (part), 119/2A (part), 119/2B (part) & 119/3B (part) of Manapakkam 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/0478/2021 dated.03.09.2020.

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 [illegible]
6. This office online DC letter even No. dated:28.07.2021.
7. Letter dated.29.09.2021 received from the applicant.

*****

The Planning Permission Application is for the proposed construction of Stilt floor + 5 floors (18.3m height) Residential Building with 78 dwelling units and GYM at Public Purpose Plots (I & II) in the CMDA approved Layout P.P.D./L.O.No.32/2019 in S.No.119/1A2B (part), 119/2A (part), 119/2B (part) & 119/3B (part) of Manapakkam 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 6th cited.

2. The applicant has remitted the following charges in the reference 7th cited

	Development charges	₹ 1,15,000/-
	Planning Fee	₹ 8,000/-
	Scrutinization charges	₹ 3,40,000/-
	Open space & reservation charges	Nil
	Security Deposit for Building	₹ 18,57,000/- Guarantee Bank No.0026NDDG00002722 dated 23.09.2021 for ₹ 18,57,000/- issued by ICICI Bank limited valid upto 23.09.2026 Receipt No. B0020079. Dated.29.09.2021
vii)	Security Deposit for Display Board	₹ 10,000/-
viii)	Security Deposit for STP	₹ 78,000/-
viii)	Infrastructure & Amenities Charges	₹ 27,88,000/-
ix)	Premium FSI Charges	₹ 72,17,000/-
x)	Shelter charges	₹ 10,56,000/-

3. Two sets of approved Plans are numbered as B /NHRB / 319 A to C /2021, dated 28.10.2021. Planning Permit No.14427 are sent herewith. The Planning Permit is valid for the period from 28.10.2021 to 27.10.2026.

4. The Localbody is requested to ensure water supply and sewerage disposal before occupancy 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 nuisance. 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 the project shall be obtained by the promoter 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 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 format.

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. While 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 and get the matter settled in the Court of Law as CMDA is not the competent authority to decide the matter.

8. As approved by Tamil Nadu Government in G.O.(Ms).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 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 said 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 continuance accorded for different stages by CMDA.

10. This Planning Permission is not final. The applicant has to approach the 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 Greater Chennai Corporation.

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.6012 & 6013 of 2019.

Yours faithfully

For Member Secretary

List:

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

Copy to:

3. **Thiru.Chenaram Seni**
   GP V for M/s.Jain Housing and Thiru Krishnan,
   No.08-09, Habibullah Road,
   T.Nagar, Chennai-600017.
4. **The Deputy Planner**
   Enforcement Cell (South), CMDA, Chennai-8.
   (With one set of approved plans)
5. **The Commissioner of Income Tax**
   No.108, Mahatma Gandhi Road,
   Nungambakkam, Chennai-34.
6. **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 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/WDCN12/00378/2021		PP/NHRB/S(B1)/0478/2020 - 28/10/2021	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N12	N157	20/12/2021	09/11/2021
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		Chenaram Seni GPA-For M/s. Jain Housing & Thiru. krishnan, No:98/99 Habibullah Road, T. Nagar, Chennai - 600017.	
மேற்கொள்ளப்படும் தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Survey No:119/1A2B(PT),119/2A(PT),119/2B(PT)&119/3B(PT). RIVER VIEW AVENUE ROAD,MANAPAKKAM,MANAPAKKAM,Manapakkam,	
Building License Fees			986400
Road cut charges - CMWSSB SEWERAGE			23700
Road cut charges - CMWSSB, WATER			17800
Road cut charges - TNEB			17800
Scrutiny Fees			600
Tentative improvement charges			509500
Workers Welfare Board			1225500
மொத்தக் கட்டணம்/ Total (In Rs.)			2781300

Amount (in words): Rupees Twenty Seven Lakhs Eighty One Thousands Three Hundred Only

Amount (In Rs.): 2781300

ின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

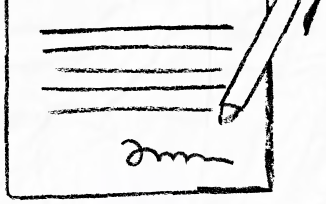
Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

அனுமதி கால முடிவு 19/12/2026

Permit Valid upto 19/12/2026

Digitally Signed by K Sundararajan
Date: 20-Dec-2021 (16:30:07)

Executive Engineer (T.P.)



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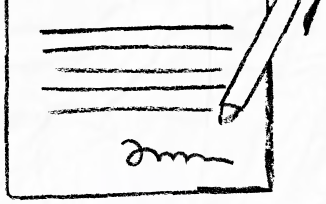
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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