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PP/SB/N/0359/2019

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/SB/N/0359/2019 Dated: 02.09.2021

To

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

Sir,

Sub: CMDA – APU – (B Channel – North Division) – Planning Permission Application for the proposed construction of Stilt + 2 Floors + 3 Floors Part + 4th Floor Part Residential Building with 114 Dwelling units at Plot No.178 to 201 in the Approved Layout (PPD/LO No.43/2018) comprised in S.No.70/4B Part, 5 Part, 92/8 Part, 9 Part, 95/2 Part, 3 Part, 4 Part, 96/3 Part, 97/1B Part, 2B Part, 98 Part, 99/1 Part, 2 Part, 3 Part of Kovil Padagai Village within Greater Chennai Corporation Limits - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

Ref:
1. The PPA received in SBC No.CMDA/PP/SB/N/0359/2019 dated 30.05.2019.
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 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. NOC from PWD in letter No.DB/T5 (3) F -011593 & 000126–1 – Kovilpathagai/2017, dated. 08.01.2018.
9. This office DC advice sent to the applicant in this office letter even No. dated 09.08.2019.
10. The applicant's letter dated.08.07.2021.

*****

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PP/SB/N/0359/2019

The Planning Permission Application for the proposed construction of Stilt + 2 Floors + 3 Floors Part + 4th Floor Part Residential Building with 114 Dwelling units at Plot No.178 to 201 in the Approved Layout (PPD/LO No.43/2018) comprised in S.No.70/4B Part, 5 Part, 92/8 Part, 9 Part, 95/2 Part, 3 Part, 4 Part, 96/3 Part, 97/1B Part, 2B Part, 98 Part, 99/1 Part, 2 Part, 3 Part of Kovil Padagai Village within Greater Chennai Corporation Limits 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 9th cited.

2. The applicant has remitted the following charges in the reference 10th cited.

Sl. No.	Description	Total Amount	
1.	Development Charge	Rs.78,000/-	Vide Receipt No.B0019408 Dated.07.07.2021.
2.	Scrutiny Fee	Rs.25,000/-	
3.	Regularization Charges	Rs.2,44,000/-	
4.	I & A Charges	Rs.18,10,000/-	
5.	Security Deposit for Building	Rs.12,44,000/-	
6.	SD for Display Board	Rs.10,000/-	
7.	Security Deposit for Septic Tank	Rs.1,14,000/-	
8.	Flag Day	Rs. 500.00	Vide Receipt No.14140 Dated.07.07.2021.

3. Two sets of approved Plans are Numbered as **B/NHRB/269AtoC/2021 dated.02.09.2021** in **Planning Permit No.14377** are sent herewith. The **Planning Permit** is valid for the period **from 02.09.2021 to 01.09.2026**.

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 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 Govt. in G.O.Ms.No.112, H&UD Dept. dated 22.6.2017, to carry out the provisions of Real Estate (Regulation and 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.

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PP/SB/N/0359/20

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

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
Area Plans Unit

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

02/9/2021

Copy To:

1. M/s.MCB Developers Private Limited,
Door No. A1, 16, 4th Avenue,
Shanthi Colony,
Anna Nagar,
Chennai – 600 040.

2. **The Member**
Appropriate Authority
108, Uthamar Gandhi Salai
Nungambakkam, Chennai – 600 034.

3. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road
Nungambakkam, Chennai - 600 034.

4. **The Senior Planner**
Enforcement Cell CMDA,
Chennai – 600 008.

5. **The Chief Engineer**
CMWSSB
No.1, Pumping Station Road,
Chintadripet,
Chennai – 600 002

TRUE COPY

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Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 14377 Date of Permit 02.09.2021

B/NHRB/269 A toc/2021

File No PP/SB/N/359/2019

M/s. MCB Developers Private Limited.

Name of Applicant with Address Door NO. A1, 16, 4th Avenue Shanthi colony Anna Nagar, Chennai - 600 040

Date of Application 30.05.2019

Nature of Development : ~~Layout/Sub-division of~~ Land/Building construction/ ~~Change in use of~~ Land/Building

PP for the proposed construction of stilt + 2 Floors + 3 Floors part + 4 Floors part Residential Building with 114 dwelling units at plot NO. 178 to 201 in the Approved Layout (PPD/LO.NO. 43/2018) comprised in S.NO. 70/4B pt. 5 pt, 92/8 pt, 9 pt, 95/2 pt, 3pt, 4 pt, 96/3pt, 97/1B pt, 2B pt, 98 pt, 99/1 pt, 2 pt, 3 pt, of Kovilpadagai village

Site Address

Division No

Development Charge paid Rs. 78,000/- Challan No. B0019408 Date 07.07.2021

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 01.09.2026 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.

02.9.21

For MEMBER SECRETARY

o/c

1/9/21 1/9/21

COMMISSIONER
AVADI CITY MUNICIPAL CORPORATION

06/5/2022 6/5/2022 6/5/2022

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ஆவடி மாநகராட்சி
கட்டிட அனுமதி உத்தரவு

நாள் :06/05/2022

த.வி.எண்:012/CP/21-22/0021181
பி.ஏ எண்:012/BPA/2022/00329

உ.ஆணை:012/BL/2022/00287

பொருள்: கட்டிட அனுமதி ஆவடி மாநகராட்சி, கிராமம்:, நகரளவு எண்: **70/4B,5,92/8,9,95/2,3,4,96/3,97/1B,2B,98,** தொகுதி: C,
பகுதி : 22, கதவு/மனை எண்:**PNO 178 TO 201** கட்டிட அனுமதி வழங்கி உத்தரவிடுதல்
பார்வை : **MCB DEVELOPERS PRIVATE LIMITED** என்பவரது **24/03/2022** ம் தேதிய விண்ணப்பம்
மனையின் **பரப்பளவு-26127.000** சதுர அடி

S.No	Build Floor Name	UsageName	Build up Sqft
1	Stilt Floor	RESIDENTIAL	314.620
2	First Floor	RESIDENTIAL	13109.350
3	Second Floor	RESIDENTIAL	13109.350
4	Third Floor	RESIDENTIAL	12697.740
5	Fourth Floor	RESIDENTIAL	12697.740
		Total Sqft	**51928.800**

செலுத்தப்பட்ட கட்டணங்களின் விவரம் பின்வருமாறு

S.No	கட்டணம்	தொகை ரூ.
1	மழை நீர் சேகரிப்பு முன் வைப்புத் தொகை	171000.00
2	கட்டிட உரிமையாணைக் கட்டணம்	364000.00
3	குடிநீர் இணைப்பு முன் வைப்புத் தொகை	1140000.00
4	பாதாள சாக்கடை முன்வைப்புத் தொகை	1140000.00
5	தொழிலாளர் நல நிதிக் கட்டணம்	1180000.00
	Total Amount	**3995000.00**

Receipt No	Receipt Date	Amount	Payment Mode
012/CP/22-23/0001859	02/05/2022	3995000.00	Online

Fees Description 2	DD/Challan No	DD/Challan Date	Amount

உத்தரவு :

2008-ம் ஆண்டின் ஆவடி மாநகராட்சி சட்டம் 275, 276-வது பிரிவின் கீழ் கட்டிடம் கட்ட உத்தேசிக்கப்பட்டுள்ள கிராமம்: ,கதவு/மனை எண்:PNO 178 TO 201, எம்.சி.பி நகர், KANADAPALAYAM, கோவில்பதாகை , தொகுதி: C, பகுதி: 22,நகரளவு எண்: 70/4B,5,92/8,9,95/2,3,4,96/3,97/1B,2B,98, உள்ள இடத்தை அங்கீகரித்து வரைபடத்தில் குறிப்பிட்டுள்ளவாறு மாறுதல் கட்டிடம்/ கூடுதல் கட்டிடம்/ புதுப்பித்து கட்டிக்கொள்ள கீழ்கண்ட நிபந்தனைகளுடன் அனுமதி வழங்கப்படுகிறது. அங்கீகரிக்கப்பட்ட வரைபடங்களின் ஒரு தொகுப்பு இத்துடன் இணைக்கப்பட்டுள்ளது.

கட்டிடம் கட்ட குறித்த இடத்தில் கட்டிடத்தை வரைபடத்தில் வரைந்துள்ளபடி/ திருத்தப்பட்டபடி கீழ்கண்ட கட்டுபாடுகளுக்கு **06/05/2022** தேதியில் இருந்து **05/05/2027** தேதிக்குள் கட்டிக்கொள்ள உரிமை ஆணை வழங்கப்படுகிறது.

பெறுபவர்,

MCB DEVELOPERS PRIVATE LIMITED
AI-16, , சென்னை

ஆணையாளர்
ஆவடி மாநகராட்சி
AVADI,

AVADI MUNICIPAL OFFICE * Chennai - 600 054 *

நகல் : இளம் / உதவி பொறியாளர் - கட்டிடம் கட்டி முடிக்கப்பட்ட தேதியை தெரிவிக்க
நகல் : வருவாய் உதவியாளர் - கட்டிடம் கட்டி முடிக்கப்பட்ட பின்னர் கட்டிடத்திற்கு வரிவிதித்து வரிவிதிப்பு எண்ணை தெரிவிக்க
நகல் : வருவாய் பிரிவு எழுத்தர்.

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உள்ளூர் திட்டக் குழுமம், ஆவடி மாநகராட்சி
திட்ட அனுமதி உத்தரவு
(பிரவு 49, நகர் ஊரமைப்பு சட்டம் 1971)

நாள்:06-May-2022

கட்டிட விண்ணப்ப எண் : 012/CP/21-22/0021181

பி.ஏ எண் : 012/BPA/2022/00329

கட்டிட அனுமதி எண் : 012/BL/2022/00287

திட்ட அனுமதி எண் : 287/2022/F1

மனுதாரர் பெயர் : M/s MCB DEVELOPERS PRIVATE LIMITED

முகவரி : AI-16 , சென்னை

மனுவின் நாள் : 24-Mar-2022

நில / கட்டிட விளக்கம் : கட்டிடம் /கூடுதல் கட்டிடம் /புதுப்பித்து கட்டிக்கொள்ள

தொகுதி : C பகுதி : 22

கதவு/மனை எண் : PNO 178 TO 201 நகரளவுஎண் : 70/4B,5,92/8,9,95/2,3,4,96/3,97/1B,2B,98

தெரு : எம்.சி.பி நகர்

அபிவிருத்திக் கட்டணம் : செலான் நெ: 012/CP/22-23/0001859 நாள் : 02-May-2022

கட்டணம்:

முழுமைத்திட்டத்தில் கண்டுள்ள கட்டுபாட்டுக்குட்பட்டு, மேற் காணும் நகரளவு எண் 70/4B,5,92/8,9,95/2,3,4,96/3,97/1B,2B,98, எம்.சி.பி நகர், KANADAPALAYAM, கோவில்பதாகை தெருவில் கட்டிடம் கட்டிக் கொள்ள கீழ்க்கண்ட நிபந்தனைபேரில் 06-May-2022 முதல் 05-May-2027 வரை ஐந்து ஆண்டு காலத்திற்கு திட்ட அனுமதி வழங்கப்படுகிறது.

நிபந்தனை:

(1) உள்ளூர் திட்டக் குழுமத்தால் வழங்கப்பட்ட அதிகார பகிர்வு உத்தரவுப்படி திட்ட அனுமதி வழங்கப்படுகிறது.

(2) இந்த திட்ட அனுமதி தவறான தகவல்கள் பேரில் வழங்கப்பட்டிருந்தால் அதை தள்ளுபடி செய்யவோ, நிறுத்தி வைக்கவோ ஆணையருக்கு அதிகாரம் உள்ளது.

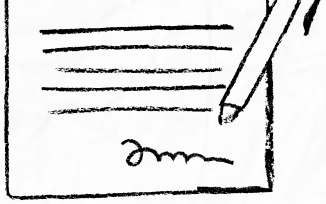
பெறுபவர்,

MCB DEVELOPERS PRIVATE LIMITED
AI-16 , சென்னை

ஆணையாளர்
ஆவடி மாநகராட்சி
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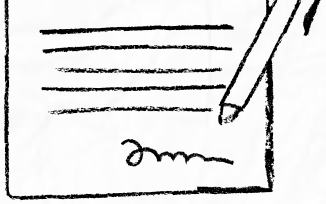
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