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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: [mcmda@tn.gov.in](mailto:mcmda@tn.gov.in)

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

Letter No. PP/NHRB/S(B2)/0064/2022

Dated: 08.07.2022

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 Residential building with 10 dwelling units with 18.30 m height availing Premium FSI at Old Door No.44, New D.No.34 Plot No.M59, 1<sup>st</sup> Main Road, Besant Nagar, Chennai comprised in Old S.No.4/1, T.S.No.4/7, Block No.40 of Urur 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/064/2022 dated. 03/02/2022.
2. G.O.Ms.No.86, H&UD Department dated 03.02.2022.
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 16.05.2022.
11. The applicant's letter dated 17.05.2022, 22.06.2022 & 29.06.2022.

\*\*\*\*\*

Planning Permission for the proposed construction of Stilt floor + 5 floors Residential building with 10 dwelling units with 18.30 m height availing Premium FSI at Old Door No.44, New D.No.34 Plot No.M59, 1<sup>st</sup> Main Road, Besant Nagar, Chennai comprised

in Old S.No.4/1, T.S.No.4/7, Block No.40 of Urur Village within the limit of Greater Chennai corporation received in the reference 1<sup>st</sup> cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 10<sup>th</sup> cited.

2. The applicant has remitted the following charges in the reference 11<sup>th</sup> cited.

| Sl. No. | Description                        | Total Amount    |                                                                                                                                                                                                                                                      |
|---------|------------------------------------|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.      | Development Charge                 | Rs. 21,000/-    |                                                                                                                                                                                                                                                      |
| 2.      | Scrutiny Fee                       | Rs. 2,000/-     |                                                                                                                                                                                                                                                      |
| 3.      | I&A charges                        | Rs. 4,92,000/-  |                                                                                                                                                                                                                                                      |
| 4.      | Security Deposit for Building      | Rs. 3,20,000/-  |                                                                                                                                                                                                                                                      |
| 5.      | Security Deposit for Display Board | Rs. 10,000/-    |                                                                                                                                                                                                                                                      |
| 6.      | MIDC Charges                       | Rs. 3,71,000/-  |                                                                                                                                                                                                                                                      |
| 7.      | Flag Day                           | Rs. 500/-       |                                                                                                                                                                                                                                                      |
| 8.      | Premium FSI Charges                | Rs. 15,75,018/- | Receipt No.B0021646 dated:27.06.2022<br><br>Total Premium FSI amount of Rs.1,12,95,000and Rs.97,19,982/- utilization of DRC No.094/2012 dt 17.09.2021 and balance Premium FSI Charges of Rs.15,75,018/- paid in Receipt No.B0021646 dated:27.06.2022 |

3. Two sets of approved plans are numbered as PP/NHRB/209/2022 dated 08.07.2022 in Planning Permit No.14886 are sent herewith. The Planning Permit is valid for the period from 08.07.2022 to 07.07.2030.

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 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.

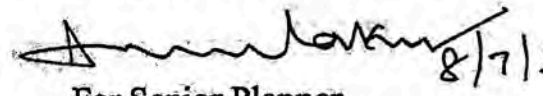
9. The applicant is requested to intimate the Enforcement Cell, CMDA at all the stages of construction of building Viz, namely (i) Commencement of construction, (ii) Plinth level and (iii) Last storey and apply for Completion Certificate along with the order of continuance accorded for different stages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

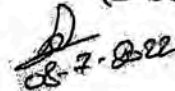
11. Applicant shall not commence construction without building approval from the Local Body concerned.

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,



For Senior Planner  
(B-South, APU)



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

**Copy to:**

1. ✓ **P.Kruthivas (GPA) Director of**  
**M/s.Pushkar Property Private Limited**  
No.51/3, 'F' Block  
2<sup>nd</sup> Main Road, Anna Nagar East,  
Chennai-6000102.
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

1. The Hunter House  
Entertainment and Dining  
Classes - 100-105
2. THE HUNTER  
No. 10, 10-100  
Classes from 100-100  
Classes - 100-100

Chennai Metropolitan Development Authority  
PLANNING PERMIT

Premium FSI

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

PERMIT No. 14886

Date of Permit 08.07.2022

PP/NHRB/209/2022

Thiru. P. Kruthivas (BPA)

File No PP/NHRB/SLB22/0064/2022 Director of M/S

Name of Applicant with Address Pushkar property private limited.

No. 51/3 'F' Block  
2nd Main Road, Anna Nagar East, Chennai-102. Date of Application 03.02.2022

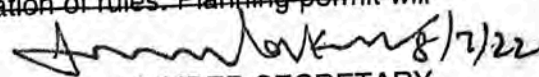
Nature of Development : Layout/Sub-division of Land/Building construction/  
Charge in use of Land/Building

PP for the proposed construction of Still floor + 5 floors  
Site Address Residential building with 10 dwelling units with 18.30m  
height availing premium FSI at old door No. 44, New door  
Division No. No. 34, Plot No. M59, 1st Main Road, Besant Nagar,  
Chennai comprised in old S.No. 4/1 T.S. No. 4/7, Block No. 40  
of Urur Village.

Development Charge paid Rs. 21,000/- Challan No. B0021646 Date 27.06.2022

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 07.07.2030 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

B.S.  
6/7/2022



பெருநகர சென்னை மாநகராட்சி  
Greater Chennai Corporation

நகரளவியல் 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/WDCN13/00259/2022                                                  |                | PP/NHRB/S(B2)/0064/2022 - 08/07/2022                                                                                                              |                                       |
| மண்டலம் / Zone                                                          | கோட்டம் / Ward | அனுமதி நாள் / Approval Date                                                                                                                       | மனுப்பெறப்பட்ட நாள்/ Application Date |
| N13                                                                     | N176           | 03/08/2022                                                                                                                                        | 13/07/2022                            |
| மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address |                | P.KRUTHIVAS GPA-Director of M/s.PUSHKAR PROPERTY PRIVATE LIMITED No.51/3, F-BLOCK, 2nd MAIN ROAD, ANNA NAGAR EAST, CHENNAI-600102.                |                                       |
| சேவையாண்டு தன்மை / Service Type                                         |                | Building Permit for CMDA Approved Plan                                                                                                            |                                       |
| மனை அமைவிடம் / Plot address                                             |                | Door No:OLD:44, NEW:34,Block No:40,Plot No:M59, Survey No:T.S.No: 4/7, 1st Main Road Besant Nagar,Besant Nagar,Besant Nagar,Urur, Chennai, 600090 |                                       |
| Building License Fees                                                   |                | 148300                                                                                                                                            |                                       |
| Road cut charges - CMWSSB SEWERAGE                                      |                | 43400                                                                                                                                             |                                       |
| Road cut charges - CMWSSB, WATER                                        |                | 43400                                                                                                                                             |                                       |
| Road cut charges - TNEB                                                 |                | 43400                                                                                                                                             |                                       |
| Scrutiny Fees                                                           |                | 600                                                                                                                                               |                                       |
| Workers Welfare Board                                                   |                | 206400                                                                                                                                            |                                       |
| மொத்தக் கட்டணம்/ Total (In Rs.)                                         |                | 485500                                                                                                                                            |                                       |

Amount (in words): Rupees Four Lakh Eighty Five Thousands Five Hundred Only

Payment Details:

DD Number: 085451

Amount 485500  
(In Rs.):

Date: 01/08/2022

Bank: KARUR VYSA BANK

பின் 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 02/08/2027

Permit Valid upto 02/08/2027



Digitally Signed by K  
Sundararajan

Date: 03-Aug-2022 (17:40:03)

Executive Engineer (T.P.)



our services doesn't just end there



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