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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)/0602/2021, **Dated.18.03.2022**

To

The Commissioner,
Tambaram Corporation,
Chennai 600 045

Sir,

Sub: CMDA – Area Plans Unit - 'B' Channel (South) - Planning Permission for the proposed construction of Stilt floor + 4 floors Residential Building with 20 dwelling units **(Affordable Housing)** at Plot NO.5 in CMDA approved sub division at Subbammal Road,Zamin Pallavaram,Chennai in S.No.7/1(part),T.S.No.5/2C(part), Block No.58, Ward-B of Zamin Pallavaram village , Pallavaram Taluk within the limits of Tambaram Corporation(erstwhile Pallavaram Municipality)–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/0602/2021 dated.13.10.2021.
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 MAWS (MA-I) Department, dated 04.02.2019.
6. CMDA office order No.7/2019 dated 12.03. 2019
7. This office online DC letter even No. dated.23.02.2022.
8. Applicants letter dated.07.03.2022.

******

The Planning Permission Application for the proposed construction of Stilt floor + 4 floors Residential Building with 20 dwelling units **(Affordable Housing)** at Plot NO.5 in CMDA approved sub division at Subbammal Road,Zamin Pallavaram,Chennai in S.No.7/1(part),T.S.No.5/2C(part), Block No.58, Ward-B of Zamin Pallavaram village , Pallavaram Taluk within the limits of Tambaram Corporation (erstwhile Pallavaram

Municipality) 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 7th cited.

2. The applicant has remitted the following charges in the reference 8th cited.

i)	Development charges	₹ 27,000/-	**Receipt No. CMDA/PP/Ch/6835/2022 dated.07.03.2022**
ii)	Scrutiny Fee	₹ 2,000/-	
iii)	Regularization charges	Nil	
iv)	Open space & reservation charges	Nil	
v)	Security Deposit for Building	₹ 3,96,000/-	
vi)	Security Deposit for Display Board	₹ 10,000/-	
vii)	Security Deposit for Septic Tank	Nil	
viii)	Infrastructure & Amenities Charges	₹ 5,43,000/-	
ix)	Premium FSI Charges	Nil (Affordable Housing	
x)	Shelter charges	Nil	
xi)	MIDC Charges	Nil	

3. Two sets of approved Plans are numbered as **PP/NHRB/69/2022, dated.18.03.2022, Planning Permit No.14746** are sent herewith. The Planning Permit is valid for the period from**18.03.2022 to 17.03.2030.**

4. The Localbody 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

NOTARY B. BALAJI Regd. No. CHENNAI GOVERNMENT

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 Commissioner, Tambaram Corporation for issue of Building Permit under the Local Body Act.

11. Applicant shall not commence construction without building approval from the Tambaram Corporation.

NOTARY

12. The Planning Permission issued under New Rule TNCDBR, 2019 is subject to final Out come of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos.6912 & 6913 of 2019.

Yours faithfully,

24/3/2022

for **Senior Planner**

Area Plans Unit.

24-3-2022

Encl:-

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

Copy to:

1. **Sri Ayyappa Builders Pvt.Ltd.**
   Represented by Thiru J.Seetharaman,
   GPA for Tmt.V.Subbammal,
   4/1,Giri Road,T.Nagar,Chennai 600017.
2. **The Deputy Planner**
   Enforcement Cell (South), CMDA,
   Chennai –600008.(With one set of approved plan).
3. **The Commissioner of Income Tax**
   No.108, Mahatma Gandhi Road,
   Nungambakkam, Chennai-600034.
4. **The Member**
   Appropriate Authority
   No.108, Mahatma Gandhi Road,
   Nungambakkam, Chennai-600034.
5. **The Chair Person,**
   TNRERA,CMDA Tower II
   Chennai 600 008
   (Along with one set of approved plan)

NOTARY B.BALAJI Reg No.1101/20 ALANDUR CHENNAI - 600 016 GOVERNMENT

Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 14746 Date of Permit 18.03.2022

PP/NHRB/69/2022

Sri Ayyappa Builders Pvt Ltd.
Rep. by Thiru. J. Seetharaman
GPA for Tmt. V. Subbammal
No. 4/1 Giri Road
T. Nagar, Chennai-17

File No PP/NHRB/B1(S)/602/2021

Name of Applicant with Address .....

Date of Application 13.10.2021

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

Site Address Proposed Construction of Stilt floor + 4 floors Residential Building with 20 dwelling Units (Affordable Housing) at plot No.5 in CMDA approved Subdivision at Subbammal Road, Zamin Pallavaram, Chennai in S. No. 7/1 (part), T.S. No 5/2C (part) Block No.58, Ward-B of Zamin Pallavaram Village.

Division No. .....

Development Charge paid Rs. 23,000/- Challan No. CMDA/PP/Ch/6835/2022 Date 07.03.2022

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 17.03.2030 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.~~

18/3/22 21/3/2022

For MEMBER SECRETARY

NOTARY B. BALAJI Reg. No. 11017/2011 ALANDUR CHENNAI - 600 016 GOVERNMENT OF INDIA

தாம்பரம் மாநகராட்சி
கட்டிட அனுமதி உத்தரவு

நாள் :19/07/2022

ஒ.வி.எண்:007/CP/22-23/0004283
பி.ஏ எண்:007/BPA/2022/00392

உ.ஆணை:009/BL/2022/00283

பொருள்: கட்டிட அனுமதி தாம்பரம் மாநகராட்சி, கிராமம்:, நகரளவு எண்: 7/1part, தொகுதி: 13, பகுதி : 58, கதவு/மனை எண்:5 கட்டிட அனுமதி வழங்கி உத்தரவிடுதல்
பார்வை : சரோஜா தேவதாஸ் , வி, ராமச்சந்திரன் ,வி ,சுப்புலட்சு என்பவரது 23/05/2022 ம் தேதிய விண்ணப்பம்
மனையின் பரப்பளவு-7317.000 சதுர அடி

S.No	Build Floor Name	UsageName	Build up Sqft
1	Stilt Floor	RESIDENTIAL	3656.570
2	First Floor	RESIDENTIAL	3656.570
3	Second Floor	RESIDENTIAL	3656.570
4	Third Floor	RESIDENTIAL	3656.570
5	Fourth Floor	RESIDENTIAL	3656.570
		Total Sqft	18282.850

செலுத்தப்பட்ட கட்டணங்களின் விவரம் பின்வருமாறு

S.No	கட்டணம்	தொகை ரூ.
1	உண்மை நகல்	500.00
2	ஆய்வுக் கட்டணம்	3600.00
3	மனை அங்கீகரிக்க	6800.00
4	Flag Day Collection Fund	10000.00
5	சுற்றுக்சுவர் கட்டணம்	10400.00
6	மழை நீர் சேகரிப்பு முன் வைப்புத் தொகை	19250.00
7	பொருள் சேகரிப்புக் கட்டணம்	99000.00
8	குடிநீர் இணைப்பு முன் வைப்புத் தொகை	150000.00
9	கட்டிட உரிமையாணைக் கட்டணம்	177000.00
10	பாதாள சாக்கடை முன்வைப்புத் தொகை	200000.00
11	தொழிலாளர் நல நிதிக் கட்டணம்	376300.00
	Total Amount	1052850.00

Receipt No	Receipt Date	Amount	Payment Mode
009/CP/22-23/0005928	14/07/2022	1052850.00	Online
Fees Description-2		DD/Challan No / DD/Challan Date	Amount

உத்தரவு :

2008-ம் ஆண்டின் தாம்பரம் மாநகராட்சி சட்டம் 275, 276-வது பிரிவின் கீழ் கட்டிடம் கட்ட உத்தேசிக்கப்பட்டுள்ள கிராமம்: ,கதவு/மனை எண்:5, சுபம் நகர், சுபம் நகர், ஜமீன் பல்லாவரம் , தொகுதி: 13, பகுதி: 58,நகரளவு எண்: 7/1part, 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 19/07/2022 தேதியில் இருந்து 18/07/2027 தேதிக்குள் கட்டிக்கொள்ள உரிமை ஆணை வழங்கப்படுகிறது.

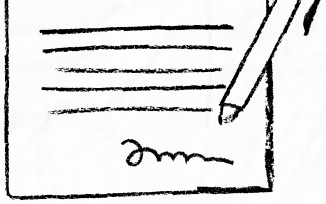
பெறுபவர்,

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சுப்புலட்சு
5,சுபம் நகர், சுபம் நகர், ஜமீன் பல்லாவரம்

ஆணையாளர்
தாம்பரம் மாநகராட்சி

TAMBARAM CORPORATION CHENNAI-45 WEST TAMBARAM

NOTARY B.D.M. Reg. No. 110/13/2015 AT ANDIP CHENNAI - 600 016 GOVERNMENT OF INDIA



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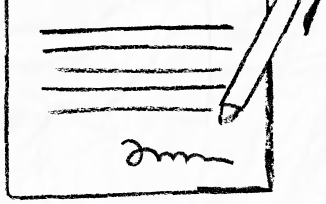
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