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PP/NHRB/N/757/2021

BY REGISTERED POST WITH ACK DUE

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/NHRB/N/757/2021 Dated: 15.03.2022

To

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

Sir,

Sub: CMDA – APU – 'B' Channel (North) – The Planning Permission application received is for the Proposed construction of Stilt Floor + 5 Floors Residential Building with 5 dwelling units availing with Premium FSI at Old Door No.2, New Door No.3, Sri Ramasamy Mudaliar Salai, Vepery, Chennai – 600 007, Comprised in T.S.No.2/63, Block No.1, Ward - 1 of Purasawalkkam Village, Purasawalkkam - Taluk, 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/NHR/N/757/2021, dated 22.12.2021.
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, 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. This office DC advice sent to the applicant in this office letter even No. dated 23.02.2021
9. The applicant's letter dated 08.03.2021

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The Planning Permission is for the Proposed construction of Stilt Floor + 5 Floors Residential Building with 5 dwelling units availing with Premium FSI at Old Door No.2,

New Door No.3, Sri Ramasamy Mudaliar Salai, Vepery, Chennai – 600 007. Comprised in T.S.No.2/63, Block No.1, Ward - 1 of Purasawalkkam Village, Purasawalkkam - Taluk. within the limit of Greater Chennai CorporationLimit 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 8th cited.

2. The applicant has remitted the following charges in the reference 9th cited.

Sl. No.	Description	Total Amount	
1.	Development Charge	Rs.22,000/-	Vide Receipt No.CMDA/PP/CH /6805/2022 Dated: 07.03.2022
2.	Scrutiny charges	Rs.2,000/-	
3.	Infrastructure & Amenities charges	Rs.5,45,000/-	
4.	Security Deposit for Building	Rs.3,40,000/-	
5.	Security Deposit for display board	Rs. 10,000/-	
6.	CMWSSB Charges	Rs.3,59,000/-	
7.	Premium FSI charges	Rs.39,04,000/-	
8.	Flag day charges	Rs.500/-	

3. Two sets of approved Plans are Numbered as PP /NHRB / 63 /2022 **dated. 15.03.2022** in **Planning Permit No. 14740** are sent herewith. The **Planning Permit** is valid for the period **from 15.03.2022 to 14.03.2027**.

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. 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 difference 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,

15/3/22

For Member Secretary

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

15/3/22

Copy to:

1. Tmt. Shanthi Raghavan &
Thiru Rajesh Raghavan
New No.3, Old No.25,
Ganapathy Colony 3rd Street,
Teynampet,
Chennai – 600018.

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 Chairperson,**
TNRERA
Door No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600008

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

Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 14740 Date of Permit 15.03.2022

PP/NHRB/63/2022

File No PP/NHRB/N/757/2021

Name of Applicant with Address Mrs. Shanthi Raghavan & Mr. Rajesh Raghavan
New No. 3, Old no. 25, Ganapathy Colony, 3rd Street, Teynampet, Ch. 18

Date of Application 22.12.2021

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

Site Address PP for the proposed construction of Stilt floor + 5 floors Residential building with 5 dwelling units availing with Premium FSI

Division No. out of old d.no. 2, New no. 3, Sir. Rama Samy Mudaliar Salai, Yepery, Ch-7, comprised in T.S No. 2/63, Block No. 1 Ward I of Parasawakkam Village.

Development Charge paid Rs 22,000/- Challan No. CMDA/PP/CH/6805/2022 Date 7.3.2022

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 14.03.2027 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

14/3/22

பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-Works

கட்டிட அனுமதி

Building Permission

(1919 ஆம்ஆண்டு சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண்/ Building Plan No		வரைபட சமர்ப்பிப்பு எண்/Plan Submission No	
CEBA/WDCN05/00084/2022		PP/NHRB/N/757/2021 - 16/03/2022	
மண்டலம் / Zone	வார்டு / Ward	அனுமதி நாள் / Approval Date	விண்ணப்பித்த நாள்/ Application Date
N05	N058	23/03/2022	16/03/2022
விண்ணப்பித்தவர் பெயர் மற்றும் முகவரி / Applicant name & address		SHANTHI RAGHAVAN AND RAJESH RAGHAVAN-OLD DOOR NO:25, NEW DOOR NO: 3, GANAPATHY COLONY 3rd STREET, TEYNAMPET, CHENNAI-600018.	
சேவையின் தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:Old No: 2, New No: 3,Block No:1, WARD-1,Survey No:T.S.No:2/63, SIR RAMASAMY MUDALIAR Salai Street,Vepery,Vepery,Purasaiwakam, Chennai, 600007	
Building License Fees			168200
Road cut charges - CMWSSB SEWERAGE			23700
Road cut charges - CMWSSB. WATER			17800
Road cut charges - TNEB			17800
Scrutiny Fees			600
Workers Welfare Board			231000
மொத்தக் கட்டணம்/ Total (In Rs.)			459100

Amount (in words): Rupees Four Lakh Fifty Nine Thousands One Hundred Only

Payment Details:

DD Number: 706590 Amount (In Rs.): 459100 Date: 22/03/2022 Bank: KOTAK MAHINDRA BANK

மேல் குறிப்பிட்ட நிபந்தனைகளுடன் கூடிய அனுமதிக்கு முன்னிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

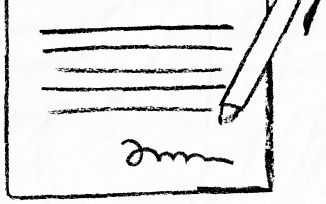
Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

அனுமதி காலம் முடிவு 22/03/2027

Permit Valid upto 22/03/2027

Digitally Signed by K Sundararajan
Date: 23-Mar-2022 (17:05:37)

Executive Engineer (T.P.)



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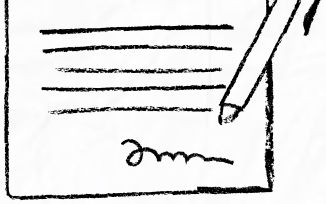
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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