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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

Website: www.cmdachennai.gov.in

Letter No. CMDA/ PP/NHRB/C/0239/2022

Dated: 29.07.2022

To

The Principle Chief Engineer

Greater Chennai Corporation

Rippon Building

Chennai - 600 003.

Sir,

Sub: CMDA - APU - (B Channel - Central Division) - The Planning Permission Application is for the Proposed Construction of Stilt Floor + 4 floors Residential building with 8 dwelling units availing Premium FSI at Door No. 320, Block No. 171, 4th Avenue / 12th Main Road, Shanthi Colony, Annanagar, Chennai comprised in Old S.No. 207 part, T.S.No 164/2, Block No.19 of Koyambedu Village within Greater Chennai Corporation Limit - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

- Ref:**
1. Planning Permission Application received in SBC No. CMDA/PP/NHRB/C/0239/2022 dated 29.04.2022
 2. G.O.Ms.No.86, H&UD Department dated 07.06.2022
 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 & Water Supply (MA-I) Dept, dated 04.02.2019.
 6. WP (MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 /2019 dated 12.04.2019.
 7. G.O.(Ms).No.19, H&UD (UD4(1)) Department dated 02.03.2022.
 8. DC and other charges sent to the applicant in this office letter even No. dated 20.06.2022.
 9. Applicant's letter dated 18.07.2022.

The Planning Permission Application is for the Proposed Construction of Stilt Floor + 4 floors Residential building with 8 dwelling units availing Premium FSI at Door No. 320, Block No. 171, 4th Avenue / 12th Main Road, Shanthi Colony, Annanagar, Chennai comprised in Old S.No. 207 part, T.S.No 164/2, Block No.19 of Koyambedu Village within Greater Chennai Corporation Limit within Greater Chennai Corporation Limit 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.

Charges Details	Value (Amount) RS. P.	Receipt No. and Date
Development Charges	17,000	CMDA/Pp/Ch/7781/2022 dated 15.07.2022
Regularization charges	54,000	
Scrutiny Charges	3,000	
S.D. for building	2,63,000	
S.D. for Display Deposit	10,000	
I & A charges	4,07,000	
MIDC Charges	3,05,000	
Premium FSI Charges	1,28,000	
Flag Day Charges	500	

3. Two sets of approved Plans are numbered as **PP / NHRB / 229 / 2022** Dated **29.07.2022** in Planning Permit No. 15006 are sent herewith. The Planning Permit is valid for the period from **29.07.2022 to 28.07.2030**.

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. 32

PP/NHRB/C /0239/2021

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 difference stages by CMDA.

10. This Planning Permission is not final. The applicant has to approach the Principle 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.

PP/NHRB/C /0239/2021

12. Further, the Planning Permission issued under the TNCD&BR, 2019 is subject to outcome of the Honorable High Court Order in the reference 6th cited.

Yours faithfully,

L. Jayal 29/7/2022
For Senior Planner,

CMDA

Al
29/7/2022

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

Copy to:

1. Thiru. P.Kruthivas Director
M/s Pushkar Properties Private Limited GPA for
Suriya Natarajan and 7 others
No.3/51, 'F' Block, 2nd Main Road,
Anna Nagar East, Chennai-600 102.
2. The Member
Appropriate Authority
108, Uthamar Gandhi Salai
Nungambakkam, Chennai - 600 034.
3. The Chief Engineer
CMWSSB,
No.1, Pumping Station Road,
Chintadripet, Chennai - 600 002.
4. The Commissioner of Income Tax
No.108, Mahatma Gandhi Road
Nungambakkam, Chennai - 600 034.
5. The Deputy Planner
Enforcement Cell (Central)
CMDA, Chennai - 600 008.
6. The Chairperson,
TNRERA
Door No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600008.

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Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. **15006**

Date of Permit **29/07/2022**

PP/NHRB/229/2022

Thiru. P. Kruthivas
Director
M/S Pushkar Properties
Private Limited GFA for
Thiru. Suriya Natarajan
and Others

File No. PP/NHRB/C/0239/2022

Name of Applicant with Address **No. 2/E1, E Block,
2nd Main Road, Anna Nagar East
Chennai**

Date of Application **29/07/2022**

Proposed

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

Shift Floor + 4 floors Residential building
Site Address **With 8 dwelling units at Door No. 320,
Block No. 171, 4th Avenue/12th Main Road,
Shanthi Colony, Anna Nagar Chennai**
Division No. **in old S. No. 26 part, T. S. No. 164/2, Block No. 19
of Koyambedu village within Greater
Chennai Corporation Limit**

Development Charge paid Rs. **17,000/-** Challan No. **CMDA/PP/06/17781/2022** Date **15/07/2022**

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 **28/07/2030** 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
29/07/2022



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரமைப்பு 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/WDCN08/00298/2022		CMDA/PP/NHRB/C/0239/2022 - 29/07/2022	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N08	N099	15/09/2022	09/08/2022
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		P.KRUTHIVAS DIRECTOR-M/s.PUSHKAR PROPERTIES PRIVATE LIMITED GPA FOR SURIYA NATARAJAN & 7 OTHERS, No:3/51, "F" Block, 2nd Main Road, Anna Nagar East, CHENNAI-600102.	
சேவையின் தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:320, BLOCK No:171,Block No:19,Survey No:T.S:164/2, 12th MAIN ROAD&, 4th Avenue(M to N104),Shanthi Colony,Anna Nagar West,Koyambedu, Chennai, 600040	
Building License Fees		125100	
Road cut charges - CMWSSB SEWERAGE		71500	
Road cut charges - CMWSSB, WATER		71500	
Road cut charges - TNEB		71500	
Scrutiny Fees		600	
Workers Welfare Board		178700	
மொத்தக் கட்டணம் / Total (In Rs.)		518900	

Amount (in words): Rupees Five Lakh Eighteen Thousands Nine Hundred Only

Payment Details:

DD Number: 085560

Amount 518900
(In Rs.):

Date: 12/09/2022

Bank: KARUR VYSYA 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

14/09/2027

Permit Valid upto

14/09/2027



Digitally Signed by K
Sundararajan

Date: 15-Sep-2022 (12:59:33)

Executive Engineer (T.P.)



our services doesn't just end there



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Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

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