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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)

257

கட்டிட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN10/00156/2020		PP/NHRB/C/791/2019 - 20/02/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N10	N132	08/05/2020	08/05/2020
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி/ Applicant name & address		PANDI SARAVANAN-NO: C79A1 & C79A2, 86th STREET, 18TH AVENUE, ASHOK NAGAR, CHENNAI - 6000083.	
சேவாபாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Block No:30,Plot No:C79A1 & C79A2, Survey No:T.S.No: 11, 18th Avenue,Ashok Nagar,Ashok Nagar,Kodambakkam, Chennai, 600083	
Building License Fees		491800	
Road cut charges - CMWSSB SEWERAGE		19700	
Road cut charges - CMWSSB, WATER		14800	
Road cut charges - TNEB		14800	
Scrutiny Fees		600	
Workers Welfare Board		255500	
மொத்தக் கட்டணம்/ Total (In Rs.)		497200	

Amount (in words): Rupees Four Lakh Ninety Seven Thousands Two Hundred Only

Payment Details:

DD Number: 000589 Amount 497200 Date: 16/03/2020 Bank: HDFC BANK
(In Rs.):

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.

07/11/2020
இந்த அனுமதி
முடிவு நாள் 07/05/2025

ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 07/11/2020

If Construction started Building Permit is valid up to 07/05/2025



Digitally Signed by A S Murugan
Date: 08-May-2020 (12:03:35)

Executive Engineer (T.P.)

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
Email: mscmda@tn.gov.in
Website: www.cmdachennai.gov.in

Letter No. PP/NHRB/C/791/2019

Dated: 20.02.2020

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

Sir,

Sub: CMDA - APU - (B Channel - Central Division) - Planning Permission for the proposed construction of Stilt + 5 floors, Commercial (1st floor office) cum Residential building with 8 dwelling units availing PFSI at Plot No.C79A1, C79A2, 86th Street and 18th Avenue, Ashok Nagar, Chennai comprised in Old S.No.70/2 part, T.S.No.11, Block No.30 of Kodambakkam village within the limit of Greater Chennai Corporation - 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/791/2019, dated 30.08.2019.
 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 & Water Supply (MA-D) Dept, dated 04.02.2019.
 6. Office Order 7/2019 dated 12.03.2019.
 7. WP (MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 /2019 dated 12.04.2019.
 8. This office letter even no. dated 17.12.2019 for GLV to Sub-Registrar Anna Nagar, Chennai.
 9. Sub-Registrar Anna Nagar, Chennai letter no.345/2019 dated 18.12.2019.
 10. DC and other charges sent to the applicant in this office letter even No. dated 23.12.2020.
 11. The applicant's letter dated 14.02.2020

- The Planning Permission Application for the proposed construction of Stilt + 5 floors, Commercial (1st floor office) cum Residential building with 8 dwelling units availing PFSI at Plot No.C79A1, C79A2, 86th Street and 18th Avenue, Ashok Nagar, Chennai comprised in Old S.No.70/2 part, T.S.No.11, Block No.30 of Kodambakkam village within the limit of Greater Chennai Corporation 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 10th cited.



2. The applicant has remitted the following charges in the reference 11th cited.

Sl. No	Charges / Fees / Deposits	Total Amount	Receipt No & date
i)	Development charges	Rs. 27,600/-	B0015544 dated 20.01.2020
ii)	Scrutiny fee	Rs. 2,800/-	
iii)	Regularization charges	Rs. 63,100/-	
iv)	Open Space Reservation charges		
iv)	Security Deposit for Building	Rs. 4,12,500/-	
v)	Security Deposit for Display Board	Rs. 10,000/-	
vi)	Security Deposit for STP		
vii)	Infrastructure & Amenities charges	Rs. 6,14,100/-	
Viii)	Metro Water Infrastructure Development charges	Rs. 3,58,600/-	
ix)	Shelter fee	-	
x)	Premium FSI charges	Rs. 1,08,46,600/-	

3. Two copies of approved Plans are Numbered as B / NHRB / 72 / 2020 dated 20.02.2020 in Planning Permit No. 13341 are sent herewith. The Planning Permit is valid for the period from 20.02.2020 to 19.02.2025.

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 hermetically 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.Ms.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.

“தமிழ்நாடு அரசு, அரசாணை எண் G.O.Ms.No.112,H&UD Dept. நாள் 22.6.2017-ல் கட்டிட, மனை விற்பனை (முறைப்படுத்தலும் மற்றும் மேம்படுத்தலும்) விதிகள் 2017-க்கு ஒப்பதல் அளித்துள்ளது. இதன்படி மனை/கட்டிடம் விற்பனை உத்தேசிக்கப்படவிருக்கும் மனை, கட்டிடம் (அ) அபார்ட்மெண்ட்டிற்கு விளம்பரம் செய்யவோ விற்பனை செய்யவோ முன்பதிவு செய்யவோ, விற்கவோ (அ) விலை அறிவிப்பு செய்யவோ மனை, கட்டிடம் (அ) அபார்ட்மெண்ட்டுகளை வாங்குபவர்களுக்கு அழைப்பு விடுக்கவோ எதுவாக இருந்தாலும், அக்கட்டிட, மனை விற்பனை திட்டத்தை தமிழ்நாடு கட்டிட, மனை விற்பனை ஒழுங்குமுறை குழுமத்தில் பதிவு செய்த பிறகே, செயல்படுத்த வேண்டும் என்ற நடந்தனைக்கு உட்பட்டு இந்த திட்ட அனுமதி ஒப்பளிக்கப்படுகிறது.”



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.

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

11. Further, the Planning Permission issued under the New TNCD&BR, 2019 is subject to outcome of the Honorable High Court Order in the reference 7th cited.

Yours faithfully,

[Signature]
For Chief Planner
Area Plans Unit
[Signature]

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

Copy to:

1. Applicant

Thiru.Pandi Sarayanan,
C79, A1, A2, 86th Street,
18th Avenue, Ashok Nagar,
Chennai - 600 083.
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.





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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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