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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
Website: www.cmdachennai.gov.in

Letter No. PP/NHRB/S(B2)/0754/2021 Dated: 01.07.2022

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 + 5floors Residential building with 10 dwelling units availing Premium FSI at Plot No.RA-48, Old Door No.32, New No.63, Raja Annamalai Puram 1st Main Road, Chennai-600028 Comprised in T.S.No.3927/29, Block No.86 of Mylapore 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/0754/2021 dated. 21/12/2021.
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. 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 07.04.2022.
11. The applicant's letter dated 25.04.2022 & 20.06.2022

*****

Planning Permission for the proposed construction of Stilt Floor + 5floors Residential building with 10 dwelling units availing Premium FSI at Plot No.RA-48, Old Door No.32, New No.63, Raja Annamalai Puram 1st Main Road, Chennai-600028

For GANESHA SUMATHI BUILDERS PVT. LTD.

Authorised Signatory

Comprised in T.S.No.3927/29, Block No.86 of Mylapore 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.	Description	Total Amount	
1.	Development Charge	Rs.35,000/-	Receipt No.CMDA/PP/Ch/7278/2022 dated:22.04.2022
2.	Scrutiny Fee	Rs. 4,000/-	
3.	I&A charges	Rs. 8,61,000/-	
4.	Security Deposit for Building	Rs. 5,64,000/-	
5.	Security Deposit for Display Board	Rs. 10,000/-	
6.	MIDC charges	Rs. 6,55,000/-	
7.	Flag Day	Rs. 500/-	
8.	Premium FSI	Rs. 3,72,74,000/-	Rs.2,82,81.851/- adjusted by utilization of DRC No.009/2012(i)dt 23.07.2021 No.029/2015(i)dt 23.04.2022 No.046/2016(i)dt 19.11.2021 And for Rs. 89,92,149/-in Receipt No.B0021611 dated:20.06.2022

3. Two sets of approved plans are numbered as **PP/NHRB/198/2022 dated 01.07.2022** in **Planning Permit No.14875** are sent herewith. The **Planning Permit** is valid for the period **from 01.07.2022 to 30 .06.2030.**

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.

For SRESHTA SUMANTH BUILDERS PVT. LTD.

Authorised Signatory

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.

For SRESHTA SUMANTH BUILDERS PVT. LTD.

Authorised Signatory

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,

1/7/22

For Senior Planner
(B-South, APU)

01-7-2022

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

Copy to:

1. **M/s.Sreshta Sumanth Builders Pvt Ltd**
GPA for 8nos and Vishvamaaya karthik
No.8(57), Luz Avenue, Mylapore,
Chennai-600004.
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
5. **The Senior Planner**
Enforcement Cell CMDA,
Chennai – 600 008.
6. **TNRERA,**
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008.

For SRESHTA SUMANTH BUILDERS PVT. LTD.

Authorised Signatory

பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
நகரமைப்பு பிரிவு
Town Planning Section-Works
கட்டிட அனுமதி
Building Permission
(1919 ஆம்ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)
(1919 MCMC Act Section 238)

கட்டட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN09/00230/2022		PP/NHRB/S(B2)/0754/2021 - 01/07/2022	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N09	N123	25/07/2022	07/07/2022
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		SRESHTA SUMANTH BUILDERS PVT LTD GPA-FOR 8 Nos And VISHVAMAAYA KARTHIK No:8(57), LUZ AVENUE, MYLAPORE, CHENNAI- 600004.	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:OLD No:32, NEW No:63,Block No:86,Plot No:RA-48, Survey No:T.S.No:3927/29, Raja Annamalaipuram 1st Main Road,Raja Annamalai Puram,Raja Annamalai Puram,Mylapore, Chennai, 600028	
Building License Fees			276900
Road cut charges - CMWSSB SEWERAGE			28500
Road cut charges - CMWSSB, WATER			21400
Road cut charges - TNEB			21400
Scrutiny Fees			600
Workers Welfare Board			363800
மொத்தக் கட்டணம்/ Total (In Rs.)			712600

Amount (in words): Rupees Seven Lakh Twelve Thousands Six Hundred Only

Payment Details:

DD Number: 034174 Amount (In Rs.): 712600 Date: 16/07/2022 Bank: AXIS BANK LTD.

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 24/07/2027
Permit Valid upto 24/07/2027

Digitally Signed by K Sundararajan
Date: 25-Jul-2022 (12:56:42)
Executive Engineer (T.P.)

For SRESHTA SUMANTH BUILDERS PVT. LTD.

Authorised Signatory

621

Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 14875 Date of Permit 01.07.2022

PP/NHRB/198/2022

File No P.P./NHRB/S(B2)/0754/2021

Name of Applicant with Address (i) M/s Sreshta Sumanth Builders Pvt Ltd GPA for 8 nos & (ii) Vishvamaaya Karthik No. 8(57), Luz Avenue, Mylapore, Chennai-600004

Date of Application 21.12.2021

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

PP for the proposed construction of Stilt floor+5 floors Residential building with 10 dwelling units availing Premium FSI at plot No. RA-48, Old door No. 32, New door No. 63,

Site Address Raja Annamalai puram 1st Main Road, Chennai-28

Division No. comprised in T.S.No. 3927/29, Block No. 86, Mylapore Village.

CMDA/PP/ch/7278/2022

Development Charge paid Rs. 35,000/- Challan No..... Date 22.04.2022

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 30.06.2030 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.~~

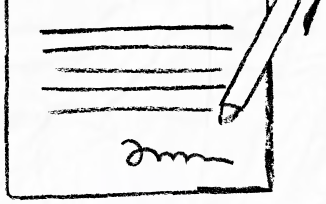
FOR SRESHTA SUMANTH BUILDERS PVT. LTD.

Authorised Signatory

1/7/22

For MEMBER SECRETARY

30/6/2022



our services doesn't just end there

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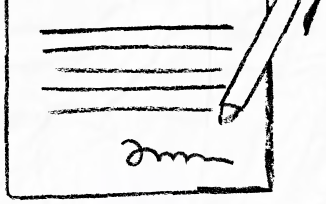
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Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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