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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. CMDA/ PP/NHRB/C/0015/2022 Dated: 22.08.2022

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 + 5 floors Residential building with 10 dwelling units availing premium FSI at Old Door No.172, New Door No.60, Lake View Road, West Mambalam, Chennai comprised in Old S.No.95,96/1, T.S.No.96/7, Block No.54 of Puliyur 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 10.01.2022
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. Street Alignment Gift Deed Document No.3125/2022 dated 14.07.2022 and taken over by the A.E. TDR Division on 26.07.2022
10. Applicant's letter dated 18.07.2022.

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The Planning Permission Application is for the Proposed construction of Stilt +5 floors Residential building with 10 dwelling units availing premium FSI at Old Door No.172, New Door No.60, Lake View Road, West Mambalam, Chennai comprised in Old S.No.95,96/1, New T.S.No.96/7, Block No.54 of Puliyur 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 10th cited.

Charges Details	Value (Amount) RS. P.	Receipt No. and Date
Development Charges	16,000	CMDA/Pp/Ch/7506/2022 dated 09.06.2022
Regularization charges	32,500	
Scrutiny Charges	2,000	
S.D. for building	2,02,000	
S.D. for Display Deposit	10,000	
I & A charges	3,05,500	
MIDC Charges	2,35,000	
Premium FSI Charges	44,50,000	
Flag Day Charges	500	

Note: The applicant has gifted and handed over the Street Alignment area for an extent of 52.64 Sq.m to CMDA behalf of the Greater Chennai Corporation through Registered Gift Deed in the reference 9th cited.

3. Two sets of approved Plans are numbered as **PP / NHRB / 247 / 2022 Dated 22.08.2022** in **Planning Permit No.15024** are sent herewith. The **Planning Permit** is valid for the period **from 22.08.2022 to 21.08.2030.**

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

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.

1. 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.

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

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,

For Senior Planner,
CMDA

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

Copy to:

1. M/S Rajni Foundation Private Limited
represented by its Managing Director
Thiru.D.Sridhar GPA of
Tvl.S.Loganathan, S.Vaithyanathan &
S.Sundaramoorthy
New Door No.2, Old Door No.39,
Damodaran Street,
T.Nagar, Chennai-600 017.

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.

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/WDCN10/00295/2022		CMDA/PP/NHRB/C/0015/2022 - 22/08/2022	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N10	N134	15/09/2022	26/08/2022
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		RAJNI FOUNDATION PRIVATE LIMITED Rep by its MANAGING DIRECTOR Mr.D.SRIDHAR GPA for-1.S.LOGANATHAN 2.S.VAITHIYANATHAN 3.S.SUNDARAMURTHY, NEW DOOR NO:2, OLD DOOR NO: 39, DAMODARAN STREET, T.NAGAR, CHENNAI - 600017.	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:OLD No.172, NEW No.60,Block No:54,Survey No:T.S.No:96/7, Lake View Road,West Mambalam,West Mambalam,Puliyur, Chennai, 600033	
Building License Fees			98600
Road cut charges - CMWSSB SEWERAGE			21400
Road cut charges - CMWSSB, WATER			16000
Road cut charges - TNEB			16000
Scrutiny Fees			600
Street Alignment Charges			101500
Workers Welfare Board			141900
மொத்தக் கட்டணம்/ Total (In Rs.)			396000

Amount (in words): Rupees Three Lakh Ninety Six Thousands Only

Payment Details:

DD Number: 524089 Amount (In Rs.): 396000 Date: 13/09/2022 Bank: ICICI BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

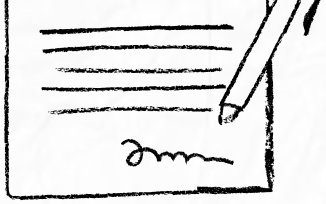
Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

அனுமதி கால முடிவு 14/09/2027

Permit Valid upto 14/09/2027

Digitally Signed by K Sundararajan
Date: 15-Sep-2022 (12:53:26)

Executive Engineer (T.P.)



our services doesn't just end there

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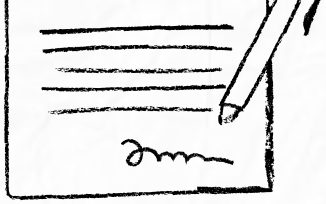
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Vastu & Property Management Tools

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