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Chennai Metropolitan Development Authority
PLANNING PERMIT
(Sec 49 of T & C. P. Act 1971)

PERM No. **14879**

Date of Permit **04.07.2022**

PP/NHRB/202/2022

File No. **PP/NHRB/S/262/2022**

Name of Applicant with Address

Thiru. S. Narayanan
Plot No. 4, Sri Sai Nagan Estate
Tambaram, Chennai - 600 045

Date of Application **24.05.2022**

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

Site Address **Plot No. 4, Sri Sai Nagan Estate on**
Tambaram, Chennai - 600 045, S. No. 47/1 (Part)
T. S. No. 12/20, Ward No. D, Block No. 8,
Tambaram Village.

Division No.

Development Charge paid Rs. **20,000/-** Challan No. **B0021637** Date **24.6.2022**

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 **03-07-2022** 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



CONDITIONS

Note: 1. According to Section 79 of the T. & C. P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated

2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the planning permission in the event of planning permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.

SRN-11046

// Forwarded //

DT-14/9/2022

BL-584/2022

COMMISSIONER
Tambaram City
Municipal Corporation

**தாம்பரம் மாநகராட்சி
கட்டிட அனுமதி உத்தரவு**

க. நெண்:009/CP/22-23/0011046

பி.ஏ எண்:009/RPA/2022/00831

உ. ஆணை:009/CP/22-23/0011046

நாள் : 14/09/2022

பொருள்: கட்டிட அனுமதி தாம்பரம் மாநகராட்சி, கிராமம், நகரளவு எண்: 12/2047/1998, தொகுதி: 0, பகுதி: 8, கதவுமனை எண்: 4 கட்டிட அனுமதி வழங்க உத்தரவிடுதல்
பார்வை : எஸ்.நாராயணன் என்பவரது 11-Aug-2022 இ் தேதிய விண்ணப்பம்
மனையின் பரப்பளவு: 6281.000 சதுர அடி

S.No	Build/Floor/Name	Use/Category	Area
1	Stilt Floor	RESIDENTIAL	363.261
2	First Floor	RESIDENTIAL	3642.261
3	Second Floor	RESIDENTIAL	3642.261
4	Third Floor	RESIDENTIAL	3642.261
Total Sqft			11254.610

செலுத்தப்பட்ட கட்டணங்களின் விவரம் பின்வருமாறு

S.No	கட்டணம்	தொகை (ரூ)
1	மசூதி நீர் செகரிப்பு முன் வைப்புத் தொகை	17500.00
2	குடிநீர் இணைப்பு முன் வைப்புத் தொகை	45500.00
3	பாதாள சாக்கடை முன்வைப்புத் தொகை	225000.00
4	கட்டிட உரிமையாணைக் கட்டணம்	233600.00
5	தொழிலாளர் நல நிதிக் கட்டணம்	295500.00
Total Amount		816600.00

Receipt No	Receipt Date	Amount	Payment Mode
009/CP/22-23/0011030	07/Sep/2022	816600.00	Online

Fees Description	DD/Challan No	DD/Challan Date	Amount
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உத்தரவு :

2008-ம் ஆண்டின் தாம்பரம் மாநகராட்சி சட்டம் 275, 276-வது பிரிவின் கீழ் கட்டிடம் கட்ட உத்தேசிக்கப்பட்டுள்ள கிராமம்: கதவுமனை எண்: 4, பி. சாய் நகர், பி. சாய் நகர், மேற்கு தாம்பரம், தொகுதி: 0, பகுதி: 8, நகரளவு எண்: 12/2047/1998, உள்ள இடத்தை அங்கீகரித்து வரைபடத்தில் குறிப்பிட்டுள்ளவாறு மாறுதல் கட்டிடம்/ கூடுதல் கட்டிடம்/ புதுப்பித்து கட்டிக்கொள்ள கீழ்க்கண்ட நிபந்தனைகளுடன் அனுமதி வழங்கப்படுகிறது. அங்கீகரிக்கப்பட்ட வரைபடங்களின் ஒரு தொகுப்பு இத்துடன் இணைக்கப்பட்டுள்ளது.

கட்டிடம் கட்ட குறித்த இடத்தில் கட்டிடத்தை வரைபடத்தில் வரைந்துள்ளபடி திருத்தப்பட்டபடி கீழ்க்கண்ட கட்டுப்பாடுகளுக்கு 14/09/2022 தேதியில் இருந்து 13/09/2027 தேதிக்குள் கட்டிக்கொள்ள உரிமை ஆணை வழங்கப்படுகிறது.

பெறுபவர்,

எஸ்.நாராயணன்
NO 5, சென்னை

ஆணையாளர்
தாம்பரம் மாநகராட்சி
ZONE 4,

நகல் : இளம் / உதவி பொறியாளர் - கட்டிடம் கட்டி முடிக்கப்பட்ட தேதியை தெரிவிக்க

நகல் : வருவாய் உதவியாளர் - கட்டிடம் கட்டி முடிக்கப்பட்ட பின்னர் கட்டிடத்திற்கு வரிவிதித்து

வரிவிதிப்பு எண்ணை தெரிவிக்க

நகல் : வருவாய் பிரிவு எழுத்தர்.



(Signature)

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, Web site: www.cmdachennai.gov.in

Letter No.PP/NHRB/S(B1)/0262/2022,

Dated: 04 .07.2022

To

The Commissioner,

Tambaram Municipal Corporation
Chennai.

Sir,

Sub: CMDA – Area Plans Unit - 'B' Channel (South) – Planning Permission Application is for the Proposed Construction of Stilt Floor + 3 Floors Residential Building with 15 Dwelling Units with 12.00m height with **Affordable Housing** at Plot No.4, Sree Sai Nagar Extension, Chennai-600059, bearing S.No.47/1, T.S.No.12/20, Ward No .D, Block No.8, Tambaram Village, Chengalpattu District, Tambaram Municipal Corporation Limits (erstwhile Tambaram Municipality) –Approved and forwarded to Local Body for issue of Building Permit – Reg.

- Ref:
1. Planning Permission Application received in SBC No.CMDA/PP/NHRB/S(B1)/0262/2022, dated.24.05.2022.
 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 MAWS (MA-I) Department, dated 04.02.2019.
 6. CMDA office order No.7/2019 dated 12.03. 2019
 7. This office online DC letter even No. dated.21.06.2022.
 8. Applicants letter dated.24.06.2022.

The Planning Permission Application is for the Proposed Construction of Stilt Floor + 3 Floors Residential Building with 15 Dwelling Units with 12.00m height with **Affordable Housing** at Plot No.4, Sree Sai Nagar Extension, Chennai- 600059, bearing S.No.47/1, T.S.No.12/20, Ward No .D, Block No.8, Tambaram Village, Chengalpattu District, Tambaram

Municipal Corporation Limits (erstwhile Tambaram Municipality) 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 7th cited.

2. The applicant has remitted the following charges in the reference 8th cited.

i)	Development charges	₹ 20,000/-	Receipt No. B0021637, Dated.24.06.2022
ii)	Scrutiny Fee	₹ 3,000/-	
iii)	Security Deposit for Building	₹ 2,80,000/-	
iv)	Security Deposit for Display Board	₹ 10,000/-	
v)	Infrastructure & Amenities Charges	₹ 3,95,000/-	
vi)	Septic Tank	₹ 15,000/-	
vii)	Flag Day	₹ 5,00/-	

3. Two sets of approved Plans are numbered as **PP/NHRB/202/2022**, dated **04.07.2022**, **Planning Permit No.14879** are sent herewith. The Planning Permit is valid for the period from **04.07.2022 to 03.07.2030**.

4. The Localbody 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 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 different stages by CMDA.

10. This Planning Permission is not final. The applicant has to approach the Commissioner Tambaram Municipal Corporation Limits (erstwhile Tambaram Municipality) for issue of Building Permit under the Local Body Act.

11. Applicant shall not commence construction without building approval from the Tambaram Municipal Corporation Limits (erstwhile Tambaram Municipality).

12. The Planning Permission Issued under New Rule TNCDBR, 2019 is subject to final Out come of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos.6912 & 6913 of 2019.

Yours faithfully,

[Signature]
5/7/2022

for **Senior Planner**
Area Plans Unit.

[Signature]
05-7-2022

[Signature]

End:-

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

Copy to:

✓ 1. **Thiru. S. Narayanan**

Plott No.4, Sri Sai Nagar Extension,
Tambaram
Chennai.600045.

2. **The Deputy Planner**

Enforcement Cell (South), CMDA,
Chennai -600008.(With one set of approved plan).

3. **The Commissioner of Income Tax**

No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai-600034.

4. **The Member**

Appropriate Authority
No.108, Mahatma Gandhi Road,
Nungambakkam,
Chennai-600034.

5. **The Chair Person,**

TNRERA, CMDA Tower II
Chennai.600 008
(Along with one set of approved plan)





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real estate journey

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