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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/0269/2022 Dated: 21.07.2022

To

The commissioner
Tambaram Municipal Corporation,
(Erstwhile Pammal Municipality)
Chennai – 600 075

Sir,

Sub: CMDA – APU – (B Channel – South Division) – Planning Permission Application for the proposed construction of Stilt floor + 4 floors Residential Building **(Affordable Housing)** with 28 dwelling units (15.00m height) at Plot No.147 & 148, Door No.07 Kannagi Street, VOC Nagar, Pammal bearing S.No.124/105 of Pammal Village, Pallavaram Taluk, within the limit of Tambaram Municipal Corporation (erstwhile Pammal Municipality) - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

Ref:
1. Planning Permission Application received in SBC No.CMDA/PP/NHRB/S/0269/2022, dated. 31.05.2022.
2. G.O.Ms.No.86, H&UD Department dated 28.03.2012.
3. G.O.Ms.No.78, H&UD Department dated 04.05.2017.
4. G.O.Ms.No.85, H&UD Department dated 16.05.2017.
5. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept.dated 13.6.2017.
6. G.O.Ms.No.18, Municipal Administration and Water Supply (MA.I) Dept. dated 4.2.2019.
7. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
8. The Applicant letter dated 24.06.2022 enclosed the letter from the Commissioner Tambaram Municipal Corporation vide Letter No.Na.ka.No.592/2022/F1 dated 23.06.2022.
9. Road width Certificate No.592/2022/F1 dated 23.06.2022
10. This office (DC advise) letter even no dated 01.07.2022.
11. The Applicant letter dated 12.07.2022.

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For MP DEVELOPERS

Partner

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The Planning Permission Application for the proposed construction of Stilt floor + 4 floors Residential Building (**Affordable Housing**) with 28 dwelling units (15.00m height) at Plot No.147 & 148 Door No.07 Kannagi Street, VOC Nagar Pammal bearing S.No.124/105 of Pammal Village, Pallavaram Taluk, within the limit of Tambaram Municipal Corporation (erstwhile Pammal Municipality) 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 for land and building under Sec.59 of the T&CP Act, 1971	Rs.31,000/-	Receipt No.C101488 dated 07.07.2022
2.	Balance Scrutiny Fee	Rs.5,000/-	
3.	Security Deposit (For Building)	Rs.4,88,000/-	
4.	Security Deposit for Display Board	Rs.10,000/-	
5.	Security Deposit for Septic Tank	Rs.28,000/-	
6.	Infrastructure & Amenities Charges	Rs.7,65,000/-	
7.	Flag day charges	Rs.500/-	

3. Two sets of approved Plans are Numbered as **PP / NHRB / 227 /2022 dated 21.07.2022** in **Planning Permit No. 15004 are** sent herewith. The **Planning Permit** is valid for the period **from 21.07.2022 to 20.07.2030.**

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

For MP DEVELOPERS

Partner

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'

For MP DEVELOPERS

Partner

10. This Planning Permission is not final. The applicant has to approach the Commissioner, Tambaram Municipal Corporation, (Erstwhile Pammal Municipality) 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,

21/7/2022

For Member Secretary

21/7/2022

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

Copy to:

1. **M/s. M.P.DEVELOPERS,**
Rep by its Director Thiru.M.Praveen kumar,
No.3/1B, Plot.No.2, Tannery Street,
Somasundaram Nagar,
Pallavaram,
Chennai – 600 043.

2. The Member
Appropriate Authority
108, Uthamar Gandhi Salai
Nungambakkam, Chennai – 600 034.

3. The Commissioner of Income Tax
No.108, Mahatma Gandhi Road
Nungambakkam, Chennai - 600 034.

4. The Deputy Planner
Enforcement Cell CMDA,
Chennai – 600 008.

5. The Chairperson
TNRERA
Door No.1A, 1st floor
Gandhi Irwin Bridge Road
Egmore, Chennai - 600 008.

For MP DEVELOPERS

Partner

உள்ளூர் திட்டக் குழுமம், தாம்பரம் மாநகராட்சி
திட்ட அனுமதி உத்தரவு
(பிரவு 49, நகர் ஊரமைப்பு சட்டம் 1971)

கட்டிட விண்ணப்ப எண் : 009/CP/22-23/0010214 நாள்:08-Sep-2022

பி.ஏ எண் : 009/BPA/2022/00766

கட்டிட அனுமதி எண் : 009/BL/2022/00553

திட்ட அனுமதி எண் : 15004 -PP/NHRB/227/2022 / Z1

மனுதாரர் பெயர் : M/s மெர்ச்சஸ்.எம்.பி.டெவலப்பர்ஸ் நிறுவன பங்குதாரர் எம்,பிரவீன் குமார் மற்றும் ராஜா முகமது (பொ.அ.உ)

முகவரி : 7,கண்ணகி தெரு வ.ஊ.சி. நகர், ., பம்மல்

மனுவின் நாள் : 06-Aug-2022

நில / கட்டிட விளக்கம் : கட்டிடம் /கூடுதல் கட்டிடம் /புதுப்பித்து கட்டிக்கொள்ள

தொகுதி : பகுதி :

கதவு/மனை எண் : 147 & 148 நகரளவுஎண் : 124/105

தெரு : கண்ணகி தெரு வ.ஊ.சி. நகர்

அபிவிருத்திக் கட்டணம் : செலான் நெ: 009/CP/22-23/0014672 நாள் : 05-Sep-2022

கட்டணம்:

முழுமைத்திட்டத்தில் கண்டுள்ள கட்டுபாட்டுக்குட்பட்டு, மேற் காணும் நகரளவு எண் 124/105, கண்ணகி தெரு வ.ஊ.சி. நகர், ., பம்மல் தெருவில் கட்டிடம் கட்டிக் கொள்ள கீழ்க்கண்ட நிபந்தனைபேரில் 08-Sep-2022 முதல் 07-Sep-2027 வரை ஐந்து ஆண்டு காலத்திற்கு திட்ட அனுமதி வழங்கப்படுகிறது.

நிபந்தனை:

(1) அரசாணை எண் 154, வீட்டு வசதி மற்றும் நகர்புற வளர்ச்சித்துறை, நாள்:13.10.2020 அரசால் வழங்கப்பட்ட அதிகார பகிர்வு உத்தரவுப்படி திட்ட அனுமதி வழங்கப்படுகிறது.

(2) இந்த திட்ட அனுமதி தவறான தகவல்கள் பேரில் வழங்கப்பட்டிருந்தால் அதை தள்ளுபடி செய்யவோ, நிறுத்தி வைக்கவோ ஆணையருக்கு அதிகாரம் உள்ளது.

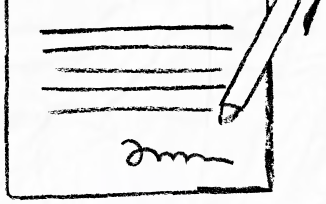
பெறுபவர்,

மெர்ச்சஸ்.எம்.பி.டெவலப்பர்ஸ் நிறுவன
பங்குதாரர் எம்,பிரவீன் குமார் மற்றும் ராஜா
முகமது (பொ.அ.உ)
7,கண்ணகி தெரு வ.ஊ.சி. நகர், ., பம்மல்

ஆணையாளர்
தாம்பரம் மாநகராட்சி
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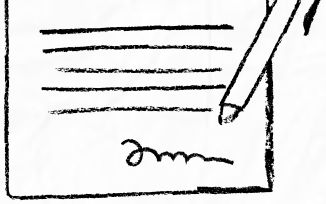
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