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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No. 1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone: 28414855 fax: 01-044-28548416
E-mail: mscmda@tn.gov.in
Website: www.cmdachennai.gov.in

Letter No. PP/NHRB/N-105/2021

Dated: 30.03.2021

To

The Principal Chief Engineer
Greater Chennai Corporation
Ribbon Building
Chennai - 600 033

Sir,

Sub: CMDA/APP (H Channel North Division) Planning Permission for the proposed construction of stilt floor + 5 floors Residential building with 10 dwelling units at Old Door No 94 & 163, New Door No 855, Poonamallee High Road, Kilpauk, Chennai - 600 010. Comprised in R.S.No. 3122/2 (as per Doc.), New R.S.No. 3122/6 (As per pattā), Block No. 31 of Purnasawalkkan 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/N-105/2021, dated 19.02.2021
 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 & Water Supply (MA-W) Dept. dated 04.02.2019
 6. CMDA office order No. 7/2019 dated 12.03.2019.
 7. WP (MD) No 8948 of 2019 & WMP (MD) Nos.6912 & 6913 2019 dated 17.04.2019
 8. ROC from CMRL in letter No. CMRL/Plng/NOC/626/37/2019 dated 22.04.2021 received on 27.04.2021
 9. Street alignment portion gifted to CMDA in Gift deed Document No.5225/2021 dated 03.09.2021 taken possession on 22.09.2021
 10. DC and other charges sent to the applicant in this office online letter even No. dated 01.10.2021.
 11. The applicant's letter dated 11.10.2021.

The Planning Permission Application for the proposed construction of Stilt floor + 5 floors Residential building with 10 dwelling units at Old Door No 94 & 163, New Door No 855, Poonamallee High Road, Kilpauk, Chennai - 600 010. Comprised in R.S.No. 3122/2 (as per Doc.), New R.S.No. 3122/6 (As per pattā), Block No. 31 of Purnasawalkkan village within the limit of Greater Chennai Corporation received from **ANKUR FOUNDATIONS PVT. LTD.**

[Signature]
Director

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.

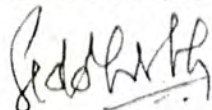
Sl. No	Charges / Fees / Deposits	Total Amount (with interest)	Receipt No & date
i)	Development charges	Rs. 46,000/-	B0020143 dated 08.10.2021
ii)	Scrutiny fee	Rs. 3,000/-	
iii)	Regularization charges	-	
iv)	Open Space Reservation charges	-	
v)	Security Deposit for Building	Rs. 7,47,000/-	
vi)	Security Deposit for Display Board	Rs. 10,000/-	
vii)	Security Deposit for STP	-	
viii)	Professional & Agencies charges	Rs. 12,08,000/-	
ix)	ESTAS/STC charges	Rs. 7,89,000/-	
x)	Security Deposit for Building	Rs. 2,99,88,000/-	
xi)	Shelter charge	Rs. 2,88,000/-	

3. Two copies of approved Plans are Numbered as **B/NHRB/311/2021** dated 20.10.2021 in Planning Permit No. 14419 are sent herewith. The **Planning Permit** is valid for the period from 20.10.2021 to 19.10.2026.

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.

For ANKUR FOUNDATIONS PVT. LTD.


Director

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. This 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 dated 12.04.2019 in the reference 7th cited.

Yours faithfully,

For Member - Secretary

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

Copy to:

1 Applicant

M/s. Ankur Foundations Pvt. Ltd.
Rep by its Managing Director Shri Mohendra K. Maher.
25, New No 49, Barnaby Road,
Kilpauk,
Chennai - 600 010.

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 Chief Planner**
Enforcement Cell (Central)
CMDA, Chennai - 600 008.

For ANKUR FOUNDATIONS PVT. LTD.

[Signature]

Director



Greater Chennai Corporation

SANCTION NO. 12/26

Town Planning Section-Works

No. 191, Adyar

Building Permission

1919 M.C.M.C. Act Section 238

1919 M.C.M.C. Act Section 238

Building Plan No.

Building Plan Submission No.

PP NHRB No. 05/10/21/10/21

Approval Date

Application Date

NOS

N101

Applicant name & address

ANKUR FOUNDATIONS PVT LTD-REP BY ITS
DIRECTOR SRI MAHENDRA K. MAHER OLD DOOR
No. 25, NEW DOOR No. 49, BARNABY ROAD
KILPAUK, CHENNAI-600010

Building Permit for CMDA Approved Plan

Door No OLD No 94 & 16, NEW No: 855, Block
No: 51, Survey No: OLD R.S No 3122/2, NEW
R.S No. 3-22-6, POONAMALLEE HIGH ROAD, Periyar
E.V.R Salai E.V.R Salai Kilpaik Purasawankam, Chennai
600010

Building Charges Fees	403100
Survey Fee	800
Workers Welfare Board	516000
Stamp & Letter Total (In Rs.)	919700

Amount (in words): Rupees Nine Lakh Nineteen Thousands Seven Hundred Only

Payment Details

DD Number 049309

Amount 919700
(In Rs.)

Date: 30/11/2021

Bank: HDFC BANK

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

Permit Valid upto 13/12/2026

Permit Valid upto 13/12/2026



Digitally Signed by K

Sundararajan

Date: 14-Dec-2021 (16:28:11)

Executive Engineer (T P)

For ANKUR FOUNDATIONS PVT. LTD.

[Signature]

Director



our services doesn't just end there



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Property Documentation & Workflow Tools

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
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