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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

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Letter No. PP/NHRB/C/ 446 /2020

Dated: 05.07.2021

To

The Principal Chief Engineer
Greater Chennai Corporation
Ribbon Building
Chennai – 600 003.

Sir,

Sub: CMDA – APU – (B Channel - Central Division) -- Planning Permission for the proposed construction of Stilt floor + 5 floors Residential building with 10 dwelling units with availing premium FSI at Old Door No.130, New Door No.10, Bajanai Koil Street, Choolaimedu, Chennai, comprised in T.S.No.77, Block No.14 of Puliyur 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/C/ 446 /2020, dated 19.08.2020.
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-I) Dept, dated 04.02.2019.
6. Office Order 7/2019 dated 12.03.2019.
7. WP (MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 /2019 dated 12.04.2019.
8. G.O.Ms.No.41, Amendments to TNCDBR 2019 dated 31.01.2020.
9. G.O.Ms.No.54, H&UD Department (UD4 (3) Department dated 12.03.2020.
10. DC and other charges sent to the applicant in this office Online letter even No. dated 23.03.2021.
11. Applicant's letter dated 31.03.2021.

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The Planning Permission Application for the proposed construction of Stilt floor + 5 floors Residential building with 10 dwelling units with availing premium FSI at Old Door No.130, New Door No.10, Bajanai Koil Street, Choolaimedu, Chennai, comprised in T.S.No.77, Block No.14 of Puliyur 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.

For SALMA CONSTRUCTIONS PVT. LTD.

Director

2. The applicant has remitted the following charges in the reference 11th cited.

Sl. No	Charges / Fees / Deposits	Total Amount	Receipt No. & date
i)	Development charges	Rs. 23,000/-	B0018938 dated 31.03.2021
ii)	Scrutiny fee	Rs. 2 000/-	
iii)	Open Space Reservation charges	-	
iv)	Security Deposit for Building	Rs. 2,95,000/-	
v)	Security Deposit for Display Board	Rs.10,000/-	
vi)	Security Deposit for STP	-	
Vii)	Infrastructure & Amenities charges	Rs. 4,50,000/-	
Viii)	Premium FSI Charges	Rs. 27,96,000/-	
ix)	CMWSSB	Rs.2,83,000/	

3. Two copies of approved Plans are Numbered as **B / NHRB / 182 / 2021 dated 05.07.2021** in **Planning Permit No. 14190** are sent herewith. The **Planning Permit** is valid for the period **from 05.07.2021 to 04.07.2026**.

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 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.

For SALMA CONSTRUCTIONS PVT. LTD.

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.

"தமிழ்நாடு அரசு, அரசாணை எண் G.O.Ms.No.112,H&UD Dept. நாள் 22.6.2017–ல் கட்டிட, மனை விற்பனை (முறைப்படுத்தலும் மற்றும் மேம்படுத்தலும்) விதிகள் 2017–க்கு ஒப்புதல் அளித்துள்ளது. இதன்படி மனை/கட்டிடம் விற்பவர் உத்தேசிக்கப்படவிருக்கும் மனை, கட்டிடம் (அ) அபார்ட்மெண்ட்டிற்கு விளம்பரம் செய்யவோ விற்பனை செய்யவோ முன்பதிவு செய்யவோ, விற்கவோ (அ) விலை அறிவிப்பு செய்யவோ மனை, கட்டிடம் (அ) அபார்ட்மெண்ட்டுகளை வாங்குபவர்களுக்கு அழைப்பு விடுக்கவோ எதுவாக இருந்தாலும், அக்கட்டிட, மனை விற்பனை திட்டத்தை தமிழ்நாடு கட்டிட, மனை விற்பனை ஒழுங்குமுறை குழுமத்தில் பதிவு செய்த பிறகே, செயல்படுத்த வேண்டும் என்ற நிபந்தனைக்கு உட்பட்டு இந்த திட்ட அனுமதி ஒப்பளிக்கப்படுகிறது."

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.

For SALMA CONSTRUCTIONS PVT. LTD.

11. Further, the Planning Permission issued under the TNCD&BR, 2019 is subject to outcome of the Honorable High Court Order in the reference 7th cited.

Yours faithfully,

6/7/2021

For Chief Planner
Area Plans Unit

6/7/2021

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

Copy to:

1. **Applicant**

M/s. Salma Construction Pvt. Ltd.
Rep. by its Managing Director Thiru.D.N.Hassam Abdul Cader,
GPA for Thiru.V,Chandrababu and 2 others,
No.18, West Avenue Road,
Kodambakkam,
Chennai – 600 024.

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.

For SALMA CONSTRUCTIONS PVT. LTD.

Director

பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-Works

211

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/WDCN09/00252/2021		PP/NHRB/C/446/2020 - 05/07/2021	
மண்டலம் Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N09	N109	03/09/2021	14/07/2021
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		SALMA CONSTRUCTIONS PVT LTD GPA-No. 18, West Avenue Road, Kodambakkam, Chennai - 600024.	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:Old No. 130, New No. 10,Block No:14,Survey No:T.S.No77, Bajanai Koil Street (East),Choolaimedu,Choolaimedu,Puliyur, Chennai, 600094	
Building License Fees		133900	
Road cut charges - CMWSSB SEWERAGE		21400	
Road cut charges - CMWSSB, WATER		16000	
Road cut charges - TNEB		16000	
Scrutiny Fees		600	
Workers Welfare Board		191000	
மொத்தக் கட்டணம்/ Total (In Rs.)		378900	

Amount (in words): Rupees Three Lakh Seventy Eight Thousands Nine Hundred Only

Amount (In Rs.) 378900

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 02/09/2026

Permit Valid upto 02/09/2026

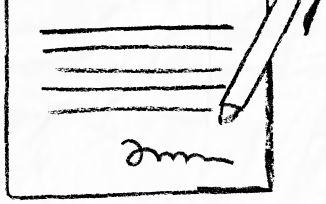
Digitally Signed by K Sundararajan
Date: 03-Sep-2021 (11:46:47)

Executive Engineer (T.P.)

For SALMA CONSTRUCTIONS PVT. LTD.

Director

SALMA CONSTRUCTIONS PVT. LTD. CHENNAI 600 024



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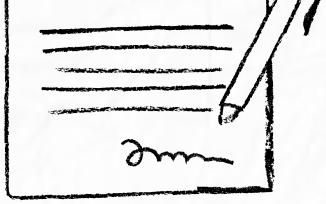

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