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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, Web site: www.cmdachennai.gov.in

Letter No.PP/NHRB/S(B1)/0321/2021, Dated: 06.01.2022

To

The Principal Chief Engineer,
Greater Chennai Corporation,
Ribbon Building, Chennai 600003.

Sir,

Sub: CMDA – Area Plans Unit - 'B' Channel (South) – Planning Permission for the proposed construction of Stilt floor + 4 floors Residential Building with 16 dwelling units with 16.0m Height availing **Premium FSI** at Plot No.66, Door No.3/9, NCBS Colony, 15th Street. Nanganallur, Chennai 600061 in Old S.No.6/1 (pt), T.S.No.39, Block No.29, Ward B of Nanganallur Village, Alandur Taluk within the limit of Greater Chennai Corporation– 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/0321/2021, dated 01.07.2021.
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 MAWS (MA-I) Department, dated 04.02.2019.
6. CMDA office order No.7/2019 dated 12.03. 2019
7. (i)DRC No. 057/2017, dated 07.09.2017 for Rs.17,37,000/- and ii) DRC No. 047/2017,(i)dated 31.03.2021 for Rs.10,67,000/-
8. This office DC letter even No. dated.05.08.2021
9. Applicants letter dated.21.12.2021.

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The Planning Permission Application for the proposed construction of Stilt floor + 4 floors Residential Building with 16 dwelling units with 16.0m Height availing **Premium FSI**

Promoter's Sign.
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Authorised Signatory

Owner's Sign.
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at Plot No.66, Door No.3/9, NCBS Colony, 15th Street, Nanganallur, Chennai 600061 in Old S.No.6/1 (pt), T.S.No.39, Block No.29, Ward B of Nanganallur Village, Alandur Taluk 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 8th cited.

2. The applicant has remitted the following charges in the reference 9th cited.

i)	Development charges	**₹ 32,000/-**	
ii)	Scrutiny Fee	**₹ 4,000/-**	
iii)	Regularization charges	Nil	
iv)	Open space & reservation charges	Nil	
v)	Security Deposit for Building	**₹ 5,15,000/-** Bank Guarantee issued by Axis Bank Ltd, Anna Salai Chennai 600 002 vide BG No.11650100019443, dated 15.09.2021 valid up to 14.09.2026.	
vi)	Security Deposit for Display Board	**₹ 10,000/-**	
vii)	Security Deposit for Septic Tank	Nil	**Receipt No. B0020573, dated:21.12.2021.**
viii)	Infrastructure & Amenities Charges	₹ 7,79,000/-	
ix)	Premium FSI Charges	57,57,000/- (DRC utilized for Rs.28,04,000/- vide i) DRC No. 057/2017, dated 07.09.2017 for Rs.17,37,000/- and ii) DRC No. 047/2017 (i)dated 31.03.2021 for Rs.10,67,000/-) Balance-Rs.29,53,000/- remitted.	
x)	Shelter charges	Nil	
xi)	MIDC Charges	**₹5,42,600/-**	

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3. Two sets of approved Plans are numbered as **PP/NHRB/02/2021, dated.06.01.2022, Planning Permit No.14479** are sent herewith. The Planning Permit is valid for the period from **06.01.2022 to 05.01.2027.**

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

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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 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 Greater Chennai Corporation.

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,

6/1/2022

For Senior Planner
Area Plans Unit.

06-1-2022

Encl:

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

Copy to:

1. **M/s.Ramaniyam Real Estates (P) Ltd,**
   Represented by its Authorized Signatory M.Chandru
   GPA for 1.Tmt.Syamala Venkataraman, 2.Tmt.Revathi Sachidanandam, 3.Thiru.K.V.Sundar @ Sundar K Venkataraman and 4.Thiru.K.V.Shankar @ Shankar K Venkataraman.
   No.17/35, 2nd Main Road, Gandhi Nagar,
   Adayar, Chennai 600020.

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2. **The Deputy Planner**
   Enforcement Cell (South), CMDA, Chennai – 8.
   (With one set of approved plans).

3. **The Commissioner of Income Tax**
   No.108, Mahatma Gandhi Road, Nungambakkam,
   Chennai-34.

4. **The Member**
   Appropriate Authority
   No.108, Mahatma Gandhi Road, Nungambakkam,
   Chennai-34.

5. **The Managing Director,**
   CMWSSB,
   No.2, Pumping Station Road,
   Chinthadripet,
   Chennai-600002.

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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/WDCN12/00014/2022		PP/NHRB/S(B1)/0321/2021 - 06/01/2022	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N12	N164	12/01/2022	07/01/2022
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		RAMANIYAM REAL ESTATES PVT LTD-REP. BY ITS AUTHORISED SIGNATORY M. CHANDRU GPA FOR 1.Tmt. SYAMALA VENKATARAMAN, 2. Tmt. REVATHI SACHIDANANDAM. 3. Thiru.K.V. SUNDAR@ SUNDAR K VENKATARAMAN & 4. Thiru. K.V. SHANKAR @ SHANKAR K VENKATARAMAN No:17/35, 2nd Main Road, Gandhi Nagar, Adayar, CHENNAI- 600020.	
மேல்மாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:3/9,Block No:29, WARD-B,Plot No:66, Survey No:T.S.No:39,, NANGANALLUR 15TH STREET,NANGANALLUR,THILLAIGANGA NAGAR,Nanganallur, Chennai, 600061	

Building License Fees	253800
Road cut charges - CMWSSB SEWERAGE	28000
Road cut charges - CMWSSB, WATER	21000
Road cut charges - TNEB	21000
Scrutiny Fees	600
Tentative improvement charges	202100
Workers Welfare Board	335400
மொத்தக் கட்டணம்/ Total (In Rs.)	861900

Amount (in words): Rupees Eight Lakh Sixty One Thousands Nine Hundred Only

Payment Details:
DD Number: 003471 Amount (In Rs.): 861900 Date: 10/01/2022 Bank: AXIS BANK LTD.

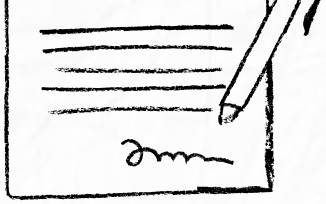
பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலினபடி அனுமதி
Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

அனுமதி கால முடிவு 11/01/2027
Permit Valid upto 11/01/2027

Digitally Signed by K Sundararajan
Date: 12-Jan-2022 (12:51:15)
Executive Engineer (T.P.)

For RAMANIYAM REAL ESTATES (P) LTD.
Authorised Signatory

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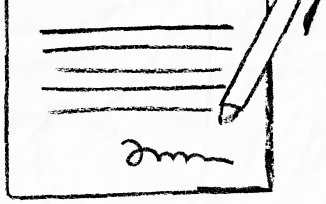
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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