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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)/0558/2021, Dated: 4.02.2022

To

The Executive officer,
Madambakkam Town
Panchayat,
Chennai.

Sir,

Sub: CMDA – Area Plans Unit - 'B' Channel (South) - Planning Permission for the proposed construction of Stilt floor + 4 floors + 5th Floor (part) with 18.30m height Residential Building with 24 dwelling units (**Affordable housing**) at Plot Nos.39, 40, 41, S.R.Colony 4th Street, , Madambakkam, Chennai - 600 073 in Old S.No.745/1(part), New S.Nos.745/46, 745/47A, 745/47B & 745/48 of Madambakkam Village within the limit of Madambakkam Town Panchayat – 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/0558/2021, dated.23.09.2021.
 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. This office D.C letter even No.dated.3.01.2022.
 7. Applicant's letter dated.10.01.2022.

The Planning Permission Application for the proposed construction of Stilt floor + 4 floors + 5th Floor (part) with 18.30m height Residential Building with 24 dwelling units (**Affordable housing**) at Plot Nos.39, 40, 41, S.R.Colony 4th Street, , Madambakkam, Chennai - 600 073 in old S.No.745/1(part), New S.Nos.745/46, 745/47A, 745/47B & 745/48 of Madambakkam Village within the limit of Madambakkam Town Panchayat received in

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(1A-7)

the reference 1st cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 6th cited.

2. The applicant has remitted the following charges in the reference 7th cited.

i) Development charges	₹ 30,000/-	Receipt No. CMDA/PP/CH/6410/2021, dated.7.01.2022
ii) Scrutiny Fee	₹ 2,000/-	
iii) Regularization charges	₹ 24,000/-	
iv) Open space & reservation charges	Nil	
v) Security Deposit for Building	₹ 4,68,000/-	
vi) Security Deposit for Display Board	₹ 10,000/-	
vii) Security Deposit for Septic Tank	₹ 24,000/-	
viii) Infrastructure & Amenities Charges	₹ 7,32,000/-	
ix) Premium FSI Charges	Nil	
x) Shelter fee Charges	Nil	

3. Two sets of approved Plans are numbered as **PP/NHRB/15/2022, dated. 4.02.2022, Planning Permit No.14492** are sent herewith. The Planning Permit is valid for the period from **4.02.2022 to 3.02.2027.**

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

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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 Principal Chief Engineer, The Executive officer, Madambakkam Town Panchayat for issue of Building Permit under the Local Body Act.

11. Applicant shall not commence construction without building approval from the Madambakkam Town Panchayat.

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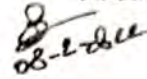

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12. The Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos.6912 & 6913 of 2019.

Yours faithfully,

for **Senior Planner**

Area Plans unit



Encl:

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

Copy to:

1. **M/s.DAC Promoters**

Represented by its Chief Executive Officer

Tmt.S.Durga

GPA for Tvl.Thiru.S.Chandra sekaran

2.Tmt.Srividya and Thiru.B.Srinath.

Plot No.A, Thiruvalluvar Salai, R.V.Garden,

Tambaram West, Chennai – 600 045.

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 Chair Person,**

TNRERA,

CMDA Tower II

Chennai.600008

For DAC PROMOTERS



Proprietor

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தாம்பரம் மாநகராட்சி
மாடம்பாக்கம்

நாள் 05.03.2022

க.வி.எண்.23/2022/F1

அறிவிப்பு

பொருள் : கட்டிட அனுமதி - தாம்பரம் மாநகராட்சி - மாடம்பாக்கம் கிராமம் - பழைய நில அளவை எண்.745/1 பகுதி, புதிய நில அளவை எண்.745/46, 745/47ஏ, 745/47பி மற்றும் 745/48 பிளாட் எண்.39, 40 மற்றும் 41, எஸ்.ஆர்.காலனி 4வது தெரு, கட்டிட அனுமதி வழங்குதல் - தொடர்பாக.

பார்வை : 1) சென்னை பெருநகர வளர்ச்சிக்குழுமம், உறுப்பினர் செயலர் அவர்களது கடிதம் எண்.PP/NHRB/S(B1)/0558/21 நாள் 04.02.2022
2) தங்களின் 10.02.2022ம் தேதிய கட்டிட விண்ணப்பம்

பார்வையில் கண்டுள்ள தங்களது கட்டிட விண்ணப்பம் பரிசீலனை செய்ததில், வரி நிலுவையில்லாமல் செலுத்தியதற்கான வரி ரசீது நகலுடன் கீழ்க்கண்ட விவரப்படி இவ்வறிவிப்பு கிடைத்த 30 தினங்களுக்குள் செலுத்த வேண்டும். தவறினால் மறு அறிவிப்பு இன்றி கோப்பு முடிக்கப்படும் என இதன் மூலம் அறிவிக்கப்படுகிறது.

1	கட்டிட உரிமச் சட்டமும் மற்றும் இதர கட்டணங்கள்	Rs.	7,45,000	"THE COMMISSIONER, TAMBARAM CITY MUNICIPAL CORPORATION, MADAMBAKKAM, CHENNAI-126" என்ற பெயரில் அரசு அங்கீகாரம் பெற்ற வங்கி வரைவோலை (D.D)
2	மழைநீர் சேமிப்பு கட்டணம்	Rs.	5,000	
மொத்தம்		Rs.	7,50,000	
3	வைப்பு தொகை (Security Deposit)	Rs.	-	உறுப்பினர் செயலர், சென்னை பெருநகர வளர்ச்சிக்குழுமம் அவர்களது Receipt No.CMDA/PP/CH/6410/2021 DATED 07.01.2022ன்படி செலுத்தப்பட்டுள்ளது.
4	Display Board	Rs.	-	
5	சென்னை பெருநகர வளர்ச்சிக்குழுமம் வளர்ச்சி சட்டணம் (DC)	Rs.	-	
6	சென்னை பெருநகர வளர்ச்சிக்குழுமம் அடிப்படை கட்டமைப்பு கட்டணம் (I&A)	Rs.	-	
மொத்தம்		Rs.	0	
8	கூர்ந்தாய்வு கட்டணம்	Rs.	4,000	"THE MEMBER SECRETARY, CMDA, Chennai-8" என்ற முகவரிக்கு மாநகராட்சி செலான் பெற்று இந்தியன் வங்கி, இராஜகீழ்ப்பாக்கம் கிளையில் செலுத்த வேண்டும்
மொத்தம்		Rs.	4,000	
9	கட்டுமான தொழிலாளர் நல வாரியக் கட்டணம்	Rs.	3,30,000	MANUAL WORKERS GENERAL WELFARE FUND OF THE T.N.C.W.W. BOARD, CHENNAI" என்ற முகவரிக்கு Union Bank of India, Anna Nagar A/c No.530601010038239- என்ற வங்கிக் கணக்கில் (RTGs) மூலம் தொகை செலுத்த வேண்டும்.
காலிமனை வரி / சொத்து வரி (Property Tax) வருவாய் பிரிவு ரசீது நகல்				
10	கொடி நாள் கட்டணம்	Rs.	5000	"Armed, Forces Flag Day Fund" என்ற முகவரிக்கு அரசு அங்கீகாரம் பெற்ற வங்கி வரைவோலை (D.D)

பெறுநர் :-

திரு.M/s.DAC Promoters Rep by Tmt.S.Durga
எண்.19, K பிளாக், 1வது மெயின் ரோடு, 1வது அவென்யூ,
அண்ணா நகர் கிழக்கு, சென்னை-600 102

ஆணையர்
தாம்பரம் மாநகராட்சி
மாடம்பாக்கம்

5/3/2022 on
5/3/22

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real estate journey

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