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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: mcmda@tn.gov.in, Web site: www.cmdachennai.gov.in

Letter No.PP/NHRB/S(B1)/0273/2022,

Dated: 21.07.2022

To

The Principal Chief Engineer

Greater Chennai Corporation

Chennai - 600 003

Sir,

Sub: CMDA - Area Plans Unit - 'B' Channel (South) - Planning Permission Application is for the revision and additional construction to the earlier approval for the Proposed construction of Ground Floor + 5 Floors - **Block A:** 96dus, **Block B1:** 84 dus, **Block B2:** 84 dus, **Block C1:** 72 dus, **Block C2:** 72 dus, **Block C3:** 72 dus, totally **480** dwelling units Residential Building with Affordable housing at Ambedkar Street, Indra Nagar 2nd Main Road, Periyar Nagar, Thiruvanmaiur, Chennai. Comprised in S.Nos.51/1(part), 51/2 (part), T.S.No.144(part), Block No.13, Ward 001 of Thiruvanmaiur Village 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/0273/2022, dated.01.06.2022.
 2. Earlier Planning Permission issued in CMDA vide letter No. PP/NHRB/S(B2)/0049/2020, dated 03.09.2020.
 3. GO (3D) No.133, H&UD(UD-5) Dept, dated 13.07.2020.(Road width relaxation)
 4. OSR gift deed registered document No.5310/2020, dated 25.08.2020.
 5. G.O.Ms.No.86, H&UD Department dated 28.03.2012
 6. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
 7. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
 8. G.O.(Ms).No.18 MAWS (MA-I) Department, dated 04.02.2019.
 9. CMDA office order No.7/2019 dated 12.03. 2019
 10. WP(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913/2019 dated 12.04.2019.
 11. IRS ref No.AU/IRS/MN/232-2022 dated 24.03.2022.
 12. This office online DC letter even No. dated.17.06.2022.
 13. TNUHDB letter dated.01.07.2022.

The Planning Permission Application is for the revision to the earlier approval for the Proposed construction of Ground Floor + 5 Floors – **Block A: 96dus, Block B1: 84 dus, Block B2: 84 dus, Block C1: 72 dus, Block C2: 72 dus, Block C3: 72 dus, totally 480 dwelling units Residential Building with Affordable housing at Ambedkar Street, Indra Nagar 2nd Main Road, Periyar Nagar, Thiruvannamalai, Chennai. Comprised in S.Nos.51/1(part), 51/2 (part), T.S.No.144(part), Block No.13, Ward 001 of Thiruvannamalai 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 12th cited.**

2. The applicant has remitted the following charges in the reference 13th cited.

Sl.No.	Charges/Fees/Deposits	Total Amount	Charges already remitted in earlier approval vide receipt No. B0016952 dt.12.08.2020	Balance charges remitted vide receipt no. B0021690 dt.12.08.2022
i)	Development charges for Land & building	₹1,98,000/-	₹1,33,000/-	₹ 65,000/-
ii)	Scrutiny Fee	-Nil-	-Nil-	-Nil-
iii)	Security Deposit for Building	-Nil-	-Nil-	-Nil-
iv)	Security Deposit for Display Board	-Nil-	-Nil-	-Nil-
v)	Infrastructure & Amenities Charges	-Nil-	-Nil-	-Nil-
vi)	RC for Land	-Nil-	-Nil-	-Nil-
vii)	OSR Charge	-Nil-	-Nil-	-Nil-
viii)	SD for Septic Tank	-Nil-	-Nil-	-Nil-
ix)	Shelter Charge	-Nil-	-Nil-	-Nil-
x)	MIDC Charge	₹ 36,89,000/-	₹ 18,90,000/-	₹17,99,000/-
xi)	Flag Day			₹ 500/-

3. The Planning Permission issued in the reference cited was cancelled and revised proposal approved plans are numbered as **PP/NHRB/222 A-D/2022, dated 21.07.2022, in Planning Permit No.14899** 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 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

the
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 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. 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.

9. This Planning Permission is not final. The TNUHDB has to approach the Principal Engineer, Greater Chennai Corporation for Issue of Building Permit under the Local Body Act.
10. The TNUHDB shall not commence construction without building approval from the Greater Chennai Corporation.
11. Further, 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,

[Signature]
26/7/2022

For Senior Planner
Area Plans Unit.

[Signature]
26/7/2022

End:-

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

Copy to:

1. ✓ **The Executive Engineer**
TNUHDB (TNSCB)
Thiyagaraya Salai, Teynampet
Chennai- 600018.
2. **The Deputy Planner**
Enforcement Cell (South), CMDA,
Chennai -600008.(With one set of approved plan).
3. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai-600034.
4. **The Member**
Appropriate Authority
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai-600034.

[Signature]
Executive Engineer
TNUHDB / Division - VII
Teynampet, Chennai - 18.



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
நகரவாழ்வு பிரிவு - பணித்துறை
Town Planning Section-Works Department

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண் / Building Plan No CEBA/WDCN13/00348/2022		திட்ட அனுமதி எண் / Plan Submission No PP/NHRB/S(B1)/0273/2022 - 21/07/2022	
மண்டலம் / Zone N13	கோட்டம் / Ward N180	அனுமதி நாள் / Approval Date 29/11/2022	மனுபெற்ற நாள் / Application Date 29/11/2022
அனுமதி பெறும் மனு குடியிருப்பு முகவரி / Applicant name & address THE EXECUTIVE ENGINEER TNUIDB- (TNSCB)THIYAGARAYA SALAI, TEYNAMPET, CHENNAI- 600018.			
சேவை குறிப்பம் / Service Type CMDA Proposal- only for Building Permit			
மனை அமைவிடம் / Plot address Block No:13, WARD-1, Plot No:-, Survey No:TS:144PT, 2nd (M)RD, PERIYAR NAGAR, 2nd Avenue (M to N173), Indira Nagar, Thiruvannmiyur, Thiruvannmiyur, CHENNAI, 600018			
Building License Fees		684000	
Road cut charges - CMWSSB SEWERAGE		300	
Road cut charges - CMWSSB, WATER		900	
Road cut charges - TNER		900	
Scrutiny Fees		600	
மொத்தக் கட்டணம் / Total (In Rs.)		686700	

Amount (in words): Rupees Six Lakh Eighty Six Thousands Seven Hundred Only

M.W.G.W.F. DD Details : DD Number: 019862 Amount: 817400 Rs. Date:08/11/2022 Bank:HDFC BANK

இன் குறிப்பில் திட்டத்தையொட்டி அனுமதிக்கு ஒப்புமதிக்கப்பட்ட வரைபட நகலின்மீது அனுமதி

Sanctioned for CMDA Proposal- only for Building Permit Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

தீர்மானம் / 28/05/2023 ஆம் தேதிக்குள் வேலை தொடங்கி அதன் காலாவதியாகிவிடுவதோடு திட்டம் தீர்மானம் இருந்தால் கட்டிட அனுமதி
முடிவு நாள் / 28/11/2027

This Sanction will expire if the construction is not started with in 28/05/2023

If Construction started Building Permit is valid up to 28/11/2027

Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)

• *Shakespeare*

[illegible][illegible][illegible][illegible]

கனம் அமைச்சர் அவர்கள் : தாளிப்பிற்குள் 6 மாதத்திற்குள் வேலை ஆரம்பிக்கப்படாது, 2 வருடத்திற்குள் கூட முடிக்கப்பட வேண்டும் இவ்வளவு வேலைகளைச் செய்து கொடுக்க முடியாது. ஆனால் பெற்ற பின்னரே வேலையை தொடர்ந்து செய்யவேண்டும்.

ப. 3. - தீமை எறும் 0.5 மீ. 1 மீ. அகலமுள்ள பவகையில் திட்ட அனுமதி வண்டி நான் அனுமதிக்கப்பட்ட தளங்கள் ஆகியவற்றைத் துரிதமாக 6 நூலாக செலியவை
பவகையில் அங்குதபரம் வேண்டும்.

சுற்றுலா வளக்கழகம், வேண்டும்.

* உத்தரவு எண் IS-486 IS-875, IS-1893 ஆகிய இந்தியக் காதுக்காட்டுப் பிளாஸ்டிக் விதிகளை அமைக்கப்பட்டுள்ளன.

பெரிய சேலை, அணியப்பட்டு வரையர் தழிவ காட்டியபடி அணைக்கப்பட்ட விட்டால் அது வரையர் தழிலிருந்து அந்நூல் கட்டி அதை அடுத்தபடியே எடுத்துக் கொடுக்க

1. க. அ. அனந்தன், மதுராஜா தனது மதுராவில் கொடுத்த தகவல்கள் உண்மைக்கு மாறானவை. நான் முறை வழக்காற்றித் தள்ளுவது மன்றம் செய்வது உத்தேசமாக உள்ளது. அந்த உத்தேசம் எந்த அளவுக்கு வரக்கூடும் என்பதை அறிய முடியாது. எனவே, அந்த உத்தேசம் எந்த அளவுக்கு வரக்கூடும் என்பதை அறிய முடியாது. எனவே, அந்த உத்தேசம் எந்த அளவுக்கு வரக்கூடும் என்பதை அறிய முடியாது.

சென்னை சைனாஸ் காலேஜ், சிவாய் சாட்ரூர், மலர் 191. அந்தமதி அன்பிப்பதம் மூலம் விண்ணப்பதாரி பெயர் தலை 1 பிணை
சென்னை சைனாஸ் காலேஜ், சிவாய் சாட்ரூர், மலர் 191. அந்தமதி அன்பிப்பதம் மூலம் விண்ணப்பதாரி பெயர் தலை 1 பிணை
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[illegible][illegible]

14. சென்னை அரசு ஆய்விதழ் 'Shri' என்ற 1111 PPS தரவு இலக்கம் அங்கு கீழ்க்கண்ட அங்கு இலக்கம் : அங்குள்ள அரசு ஆய்விதழ் துறை துறையில் குறியிட 10 ரூபாய் அளவிற்கு கட்ட வேண்டும்.


Executive Engineer
TNUHDB / Division - VII
Teynampet, Chennai-18.



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