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Approval letter.

473

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.

File No. : **CMDA/PP/NHRB/S/0525/2022** Date : 10/02/2023

To

The Principal Chief Engineer,

Greater Chennai Corporation,

Chennai-600 003

Sir,

Sub: CMDA-Area plans Unit - 'B' Channel (South) – The Planning Permission for the Proposed Construction of Stilt floor + 5 floors (18.30m height) Residential Building with 10 dwelling units availing Premium FSI at Plot No.S-34, Old Door No.41, New Door No.14, Ramaniyam Abhinaya, 1st Avenue, Sastri Nagar, Chennai 600020 comprised in Old S.No.81/4 (Pt) & 85/1B (Pt), T.S.No.9, Block No.23, Urur Village within the limits of Greater Chennai Corporation - Approved and forwarded to Local Body for issue of Building Permit - Reg

Ref:

1. PPA in SBC No.CMDA/PP/NHRB/S/0525/2022 dated 27.09.2022
2. This office letter even no. via online Dated:17/10/2022
3. Applicant with letter and revised plan via online Dated:03/11/2022
4. G.O.Ms.No.303, H&UD Dept. dated 30.12.2013 (TNGG Notification dated 29.01.2014)
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 Department, dated 04.02.2019 and published in Government Gazette No.43, Extraordinary Part-III, Section 1(a), dated 04.02.2019
9. CMDA office order No.7/2019, dated.12.03.2019
10. This office DC advice letter even No. dated 14.11.2022 sent to the applicant through online
11. Applicant paid the DC and other charges to CMDA through online dated 11.01.2023

The Planning Permission Application for the Proposed Construction of Stilt floor + 5 floors (18.30m height) Residential Building with 10 dwelling units availing Premium FSI at Plot No.S-34, Old Door No.41, New Door No.14, Ramaniyam Abhinaya, 1st Avenue, Sastri Nagar, Chennai 600020 comprised in Old S.No.81/4 (Pt) & 85/1B (Pt), T.S.No.9, Block No.23, Urur Village within the limits 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 DC letter in the reference 10th cited.

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

Sl. No.	Charges	Total Amount	Amount remitted in Receipt No. and Dated
I	Scrutiny Fees	Rs.3,642.00	CMDA/PP/Ch/8588/2022 & dt. : 27 September, 2022
II	Scrutiny Fees	Rs.1,821.00	CMDA/PP/Ch/8954/2022 & dt. : 03 November, 2022
III	Balance Scrutiny Fees	Rs.3,000.00	CMDA/PP/RC/0007/2023 & dt. : 08 February, 2023
IV	Development charges for land per Sq. m.	Rs.4,000.00	CMDA/PP/RC/0007/2023 & dt. : 08 February, 2023
V	Development charges for building per Sq. m.	Rs.20,000.00	CMDA/PP/RC/0007/2023 & dt. : 08 February, 2023
VI	Security Deposit for Building	Rs.3,43,000.00	CMDA/PP/RC/0007/2023 & dt. : 08 February, 2023

For Ramaniyam Realtors LLP

For Ramaniyam Realtors LLP

VII	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/RC/0007/2023 & dt. : 08 February, 2023
VIII	I & A Charge	Rs.5,55,000.00	CMDA/PP/RC/0007/2023 & dt. : 08 February, 2023
IX	Premium FSI Charges	Rs.62,63,000.00	CMDA/PP/RC/0007/2023 & dt. : 08 February, 2023
X	IDC - CMWSSB (For sewered area only)	Rs.3,98,000.00	CMDA/PP/RC/0007/2023 & dt. : 08 February, 2023
XI	Flag Day Charge	Rs.500.00	CMDA/PP/RC/0007/2023 & dt. : 08 February, 2023

3. Two sets of approved Plans are Numbered as **OL-PP/NHRB/0052/2023 dated 10/02/2023** in **Planning Permit No. OL-00175** are sent herewith. The **Planning Permit** is valid for the period **from 10/02/2023 to 09/02/2031**.
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. However, it is the sole responsibility of the applicant / developer /Power Agent and the Structural Engineers / License Engineer / 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,**

For Ramaniyam Realtors LLP

Authorised Signatory.

For Ramaniyam Realtors LLP

Authorised Signatory.

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. This Planning Permission is not final. The applicant has to approach the concerned Local Body 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. 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.
12. 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

Yours faithfully,

Signature valid
Name :SANTHOSH KUMAR M.S
Designation :Assistant Planner
Date :02/13/2023 1:54:03 PM

Name: SANTHOSH KUMAR M.S

Designation: Assistant Planner

Date: 13 February, 2023

For

Chief Planner

Area Plan Unit

Encl :

1. Two copies of approved plan
2. Two copies of Planning Permit

Copy To:

1.M/s.Ramaniyam Realtors LLP
GPA for Mrs.Anuradha Raghavan & 12 Others,
No.17/35, 2nd Main Road, Gandhi Nagar,
Adyar,
Chennai – 600 020.

For Ramaniyam Realtors LLP

Authorised Signatory.

For Ramaniyam Realtors LLP

Authorised Signatory.

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.

6.The Chairperson,
TNRERA
Door No.1A, Ist Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.

For Ramaniyam Realtors LLP

Authorised Signatory.

For Ramaniyam Realtors LLP

Authorised Signatory.

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

PLANNING PERMIT
(Sec .49 of T&C.P.Act 1971)

File No.	:	**CMDA/PP/NHRB/S/0525/2022**
Planning Permission No.	:	**OL-PP/NHRB/0052/2023**
Permit No.	:	**OL-00175** **Date of Permit:10.02.2023**

Name of Applicant with Address	:	**M/s.Ramaniyam Realtors LLP** GPA for Mrs.Anuradha Raghavan & 12 Others, No.17/35, 2nd Main Road, Gandhi Nagar, Adyar, Chennai – 600 020
Date of Application	:	27.09.2022
Nature of Development: Building	:	Proposed Construction of Stilt floor + 5 floors (18.30m height) Residential Building with 10 dwelling units availing Premium FSI
Site Address	:	Plot No.S-34, Old Door No.41, New Door No.14, Ramaniyam Abhinaya, 1st Avenue, Sastri Nagar, Chennai 600020 comprised in Old.S.No.81/4(Part) & 85/1B(Part), T.S.No.9, Block No.23, Urur Village within the limits of Greater Chennai Corporation
Development Charge Paid	:	Rs. 24,000/- (Rs. Twenty Four Thousand Only)
Receipt No	:	CMDA/PP/RC/0007/2023, Dated.11.01.2023

Permission is granted to the building according to the authorized copy of the plan attached hereto and subject to the condition mentioned below.

The permit expires on **09.02.2031**. The building construction work should be completed as per plan before the expiry date. If it is not possible to complete the construction, then fresh Planning Permission Application has to be submitted for continuing the construction work. The Rules that may be currently in force at that time will be applicable.

Yours faithfully

Digitally signed by M S SANTHOSH KUMAR
Date: 2023.02.10 14:43:46 +05'30'

For **MEMBER SECRETARY**

For Ramaniyam Realtors LLP

Authorised Signatory

For Ramaniyam Realtors LLP

Authorised Signatory

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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/WDCN13/00066/2023		CMDA/PP/NHRB/S/0525/2022 - 03/11/2022	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N13	N174	24/02/2023	17/02/2023
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		Ramaniyam Realtors LLP GPA for-Anuradha Raghavan and 12 others, No.17/35,2nd Main Road, Gandhi Nagar, Adyar, Chennai - 600 020.	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:OLD:41, NEW:14,Block No:23,Plot No:S-34, Survey No:T.S.No.9, RAMANIYAM ABHINAYA, Sastri Nagar 1st Avenue,Sastri Nagar(N174),Adyar(N174),Urur, Chennai, 600020	
Building License Fees		170900	
Road cut charges - CMWSSB SEWERAGE		67100	
Road cut charges - CMWSSB, WATER		50300	
Road cut charges - TNEB		50300	
Scrutiny Fees		1900	
Workers Welfare Board		461400	
மொத்தக் கட்டணம்/ Total (In Rs.)		801900	

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

Payment Details:

DD Number: 444110 Amount (In Rs.): 801900 Date: 22/02/2023 Bank: RATNAKAR BANK LTD

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 23/02/2028

Permit Valid upto 23/02/2028

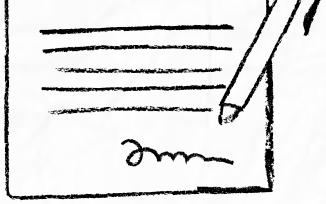
Digitally Signed by Ramamurthy J
Date: 24-Feb-2023 (12:48:36)
Executive Engineer (T.P.)

For Ramaniyam Realtors LLP

Authorised Signatory

For Ramaniyam Realtors LLP

Authorised Signatory



our services doesn't just end there

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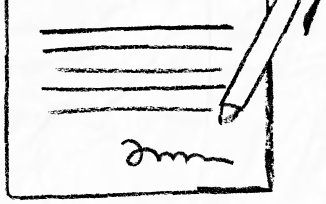
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