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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

Letter No. PP/NHRB/S(B1)/0682/2021 Dated:06.08.2022

To

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

Sir,

Sub: CMDA – APU – (B Channel – South Division) – Planning Permission Revised Proposal for the construction of 2 blocks consisting of Combined Basement floor for Block 1 & 2, **Block 1**: Basement floor + Ground floor + 2 floors - Shopping Complex and **Block 2**: Basement floor + Stilt floor + 1st floor for Kalyana Mandapam at Door No.189, Rajiv Gandhi Salai, (Old Mahabalipuram Road), and Lal Bahadur Shastri Road, Sholinganallur, Chennai bearing S.No. 449/2C1A of Sholinganallur Village within the limit of Greater Chennai Corporation - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

Ref:
1. The PPA received in SBC No.CMDA/PP/NHRB/S(B1)/0682/2021 dated.19.11.2021
2. Earlier planning permission issued in CMDA Letter No. B1/4364/2018, dated 13.08.2018
3. G.O.Ms.No.86, H&UD Department dated 28.03.2012.
4. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
5. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
6. G.O.Ms.No.18, Municipal Administration and Water Supply (MA.I) Dept. dated 4.2.2019.
7. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
8. Tamil Nadu Government Gazette Notification No.83 dated31.01.2022.
9. G.O.(Ms).No.19, H&UD Department Dated 02.03.2022.

For M/S CHANDRACHOLA CONSTRUCTIONS PVT LTD.,

DIRECTOR

10. NOC from Commissioner of Police, Tambaram Police Commissionerate in letter No.15/2022, dated.10.05.2022.
11. NOC from DF & RS, Chennai south District in letter RC.No.1901/A/2022, dated.24.02.2022.
12. NOC from CMRL in letter No. CMRL/CONS-DESOP112(02)/1/2022, dated.24.01.2022.
13. The Govt Lr No 3953/UD/VII(1) Dated 18.04.2022.
14. This office letter (DC advise) even no. dated 21.07.2022.
15. The applicant's letter dated 29.07.2022.

*****

The Planning Permission is for the Revised Proposal to the earlier approval for construction of 2 blocks consisting of Combined Basement floor for Block 1 & 2, **Block 1**: Basement floor + Ground floor + 2 floors - Shopping Complex and **Block 2**: Basement floor + Stilt floor + 1st floor for Kalyana Mandapam at Door No.189, Rajiv Gandhi Salai, (Old Mahabalipuram Road), and Lal Bahadur Shastri Road, Sholinganallur, Chennai bearing S.No. 449/2C1A of Sholinganallur Village within the limit of Greater Chennai Corporation in the reference 1st cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 14th cited.

2. The applicant has remitted the following charges in the reference 15th cited.

S.No	Description	Total Amount	Already Remitted vide receipt No. B0074391 dt.11.06.2018	Balance Amount Paid vide Receipt No.B0021861 dated.26.07.2022
1	Development Charge for land and Building	Rs.490000	Rs.468000	₹ 22,000
2	Scrutiny Fee	Rs.35000	-	₹ 35,000
3	RC for Land			Nil
4	OSR Charge			Nil
5	SD for Building	Rs.3780000	Rs.3786000	Nil
6	SD for Display Board	Rs.10000	-	₹ 10,000
7	SD for Septic Tank	Rs.215000	Rs.206000	₹ 9,000
8	I & A Charges	Rs.4030000	Rs.3854000	₹ 1,76,000
9	Premium FSI Charge			Nil
10	Shelter Charge			₹ 3,25,000
11	MIDC Charge			Nil
12	Flag Day			₹ 500

For M/S CHANDRACHOLA CONSTRUCTIONS PVT LTD.,

DIRECTOR

3. The Earlier Planning permission issued in the reference 2nd cited was cancelled and Two sets of revised proposals approved and numbered as **PP / NHRB / 234 /2022 (A to D) dated 06.08.2022** in **Planning Permit No. 15011 are** sent herewith. The **Planning Permit** is valid for the period **from 06.08.2022 to 07.08.2030.**

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 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 title before acquiring the same.

For M/S CHANDRACHOLA CONSTRUCTIONS PVT LTD.

DIRECTOR

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, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

11. Applicant shall not commence construction without building approval from the Local Body concerned.

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,

8/12/2022

For **Member Secretary**

8/12/2022

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

Copy to:

1. Thiru. C.Arunagiri
Door No. 29/16, East Road,
Near Nandi Statue,
West CIT Nagar, Nandanam,
Chennai-600035.

For M/S CHANDRACHOLA CONSTRUCTIONS PVT LTD.,

DIRECTOR

2. The Member
Appropriate Authority
108, Uthamar Gandhi Salai
Nungambakkam, Chennai 600 034.

3. The Commissioner of Income Tax
No.108, Mahatma Gandhi Road
Nungambakkam, Chennai - 600 034.

4. The Senior Planner
Enforcement Cell CMDA,
Chennai – 600 008.

5. RERA
Door No.1A, 1st floor
Gandhi Irwin Bridge Road
Egmore, Chennai-600008

For M/S CHANDRACHOLA CONSTRUCTIONS PVT LTD.,

DIRECTOR

பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

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/WDCN15/00288/2022		PP/NHRB/S(B1)/0682/2021 - 10/08/2022	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N15	N197	07/09/2022	07/09/2022
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		C.ARUNAGIRI-NO: 29/16, EAST ROAD, NEAR, NANDI STATUE, WEST CIT NAGAR, NANDANAM,CHENNAI-600035.	
அமைப்பாட்டு தன்மை / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Door No:189,Block No:-,Plot No:-, Survey No:449/2C1A,LAL BAHADUR SHASTRI Rd, RAJIV GANDHI ROAD (WARD 7)(M to N199),SHOLINGANALLUR,SHOLINGANALLUR,Sholinganallur, CHENNAI, 600119	
Road cut charges - CMWSSB SEWERAGE			600
Road cut charges - CMWSSB, WATER			600
Road cut charges - TNEB			600
Scrutiny Fees			600
மொத்தக் கட்டணம்/ Total (In Rs.)			2400

Amount (in words): Rupees Two Thousand Four Hundred Only

M.W.G.W.F. DD Details : DD Number: 571363 Amount: 100 Rs. Date:01/09/2022 Bank:STATE BANK OF INDIA

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

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

இந்த அனுமதி முடிவு நாள் 06/03/2023 06/09/2027

ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டட அனுமதி

This Sanction will expire if the construction is not started with in 06/03/2023

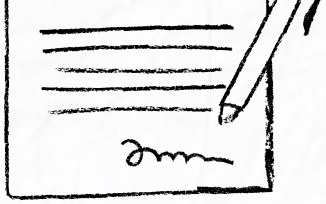
If Construction started Building Permit is valid up to 06/09/2027

Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)

For M/S CHANDRACHOLA CONSTRUCTIONS PVT LTD.,

DIRECTOR



our services doesn't just end there

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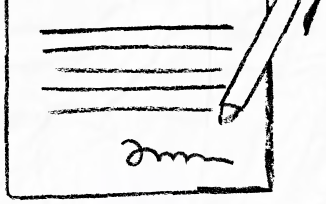
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Vastu & Property Management Tools

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