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# Chennai Metropolitan Development Authority

## PLANNING PERMIT

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

PERMIT No.

14897

Date of Permit 20.07.2022

PP/NHRB/220/2022

Thiru. A. S. Venkateshwaran GPA for

Thiru. Karthikeyan & others

File No PP/NHRB/S(B12)/2230/2022 NO: 25, First Main Road,  
Ganesh Nagar,

Name of Applicant with Address Madipakkam, Chennai-600091.

Date of Application 22.04.2022

Nature of Development : Layout/Sub-division of Land/Building construction/  
Charge in use of Land/Building

PP for the proposed construction of still floor + 3 floors  
Site Address (12.0m height) Residential building with  
12 dwelling unit at plot No. 13A & 13B, Engineer Avenue  
Division No. 5th Street, Raaghava Nagar, Mbovarasampattu,  
Chennai-600091, comprised in old S.No. 52/4, as per patta  
S.No. 52/26 of Mbovarasampattu village.

Development Charge paid Rs 16,000/- Challan No 1101437 Date 20.06.2022

PERMISSION is granted to the layout/sub-division of land/building construction/change in use of land/building according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

3. The permit expires on 19.07.2030 the building construction work should be completed as per plan before the expiry date. If it is not possible to Complete the construction, request for renewing the planning permit should be submitted to Chennai Metropolitan Development Authority before the expiry date. If it is not renewed before the said date fresh. Planning Permission application/has to be submitted for continuing the construction work when the Development Control Rules that may be currently in force at that time will be applicable. If the construction 'already put up is in deviation to the approved plan and in violation of rules. Planning permit will not be renewed.

For MEMBER SECRETARY

*[Signature]*

BY REGISTERED POST WITH ACK.DUE



**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](mailto:mscmda@tn.gov.in), Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

**Letter No.PP/NHRB/S(B2)/0230/2022,**

**Dated: 20 .07.2022**

**To**

**The Commissioner,**

St. Thomas Mount Panchayat  
Union, Chennai

Sir,

**Sub:** CMDA – Area Plans Unit - 'B' Channel (South) - Planning Permission Application is for the proposed construction of Stilt Floor + 3 floors (12.0m Height) Residential building with 12 D.U at Plot No. 13A & 13B, Engineer Avenue 5<sup>th</sup> Street, Raaghava Nagar, Moovarasampattu, Chennai – 600091, Comprised in Old S.No.52/4, as per patta S.No.52/26 of Moovarasampattu Village within the limit of St.Thomas Mount Panchayat Union–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/0230/2022, dated.22.04.2022.

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. This office letter(DC) even No. dated.01.06.2022.
8. Applicants letter dated.08.07.2022.

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The - Planning Permission Application is for the proposed construction of Stilt Floor + 3 floors (12.0m Height) Residential building with 12 D.U at Plot No. 13A & 13B, Engineer Avenue 5<sup>th</sup> Street, Raaghava Nagar, Moovarasampattu, Chennai - 600091, Comprised in Old S.No.52/4, as per patta S.No.52/26 of Moovarasampattu Village within the limit of St.Thomas Mount Panchayat Union received in the reference 1<sup>st</sup> cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 7<sup>th</sup> cited.

2. The applicant has remitted the following charges in the reference 8<sup>th</sup> cited.

|       |                                    |              |                                                                 |
|-------|------------------------------------|--------------|-----------------------------------------------------------------|
| i)    | Development charges                | ₹ 16,000/-   | <b>Receipt No.</b><br><b>C101437</b><br><b>Dated.20.06.2022</b> |
| ii)   | Scrutiny Fee                       | ₹ 100/-      |                                                                 |
| iii)  | Security Deposit for Building      | ₹ 2,42,000/- |                                                                 |
| iv)   | Security Deposit for Display Board | ₹ 10,000/-   |                                                                 |
| v)    | Infrastructure & Amenities Charges | ₹ 3,35,000/- |                                                                 |
| vi)   | RC for Land                        | ₹ 14,000/-   |                                                                 |
| vii)  | SD for Septic Tank                 | ₹ 12,000/-   |                                                                 |
| viii) | Flag Day                           | ₹ 500/-      |                                                                 |
| ix)   | OSR                                | Nil          |                                                                 |
| x)    | OSR Charge                         | Nil          |                                                                 |
| xi)   | Shelter Charge                     | Nil          |                                                                 |
| xii)  | MIDC Charge                        | Nil          |                                                                 |

3. Two sets of approved Plans are numbered as **PP/NHRB/220/2022/**, dated **20.07.2022**, **Planning Permit No.14897** are sent herewith. The Planning Permit is valid for the period from **20.07.2022 to 19.07.2030**.

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

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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.

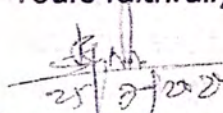
Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate / competent Court to decide 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. 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 Commissioner, St. Thomas Mount Panchayat Union, for issue of Building Permit under the Local Body Act.
11. Applicant shall not commence construction without building approval from the St. Thomas Mount Panchayat Union.
12. The Planning Permission issued under New Rule TNCDBR, 2019 is subject to final Out come of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos.6912 & 6913 of 2019.

Yours faithfully,

  
25/7/2022  
for **Senior Planner**  
Area Plans Unit.

**Encl:-**

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

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Copy to:

1. **A.S.Venkateswaran GPA for**  
Thiru.Karthekeyan & Others,  
Door No.25, First main road,  
Ganesh nagar, Madipakkam,  
Chennai- 600091.
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.
5. **The Chair Person,**  
TNRERA,CMDA Tower II  
Chennai.600 008  
(Along with one set of approved plan)

அனுப்புநர்

பெறுநர்

திரு.பி.ஜெ.கலைச்செல்வன், B.Sc.B.Ed.,  
ஆணையாளர்,  
புனிததோமையார்மலை ஊராட்சி ஒன்றியம்  
(இ)சிட்லபாக்கம்.

ஊராட்சி மன்ற தலைவர்,  
முவரசம்பட்டு ஊராட்சி,  
புனித தோமையார்மலை ஊராட்சி ஒன்றியம்.

ப.மு.எண்.4475/2022/அ4 நாள்.06.09.2022

அய்யா,

பொருள் - திட்ட அனுமதி - செங்கல்பட்டு மாவட்டம் - புனித தோமையார்மலை ஊராட்சி ஒன்றியம் - முவரசம்பட்டு ஊராட்சி - Planning Permission is for the Proposed Construction of Stilt + 3 floors(12.0m Height) Residential Building with 12 dwelling units at Plot No.13A & 13B, Engineer Avenue 5th Street, Raaghava Nagar, Moovarasampattu, Chennai Comprised in Old S.No.52/4, Patta S.No.52/26 Moovarasampet Village - கட்டிடம் கட்டுவதற்கு சென்னை பெருநகர வளர்ச்சி குழுமம் மூலம் திட்ட அனுமதி ஒப்பளிக்கப்பட்டிருக்கிறது - இறுதி ஒப்புதல் வழங்கக் கோருதல் சார்ந்து.

பார்வை - 1)உறுப்பினர் செயலர், சென்னை பெருநகர வளர்ச்சி குழுமம், எண்.1, காந்தி இர்வின் சாலை, எழும்பூர், சென்னை - 600 008. அவர்களின் Letter No.PP/NHRB/S(B2)/0230/2022, Dated:20.07.2022.

2)அரசாணை எண்.295 தொழிலாளர் மற்றும் வேலைவாய்ப்பு(12) துறை நாள்.17.12.2013.

3)ஆணையாளர், புனித தோமையார்மலை ஊராட்சி ஒன்றியம் அவர்களின் கடித ந.க.எண்.4475/2022/அ4 நாள்.02.09.2022.

4)Thiru.A.S.Venkateswaran GPA for Thiru.Karthikeyan & Others, Chennai - 600 091.என்பவர் செலுத்திய தொழிலாளர் நல நிதி ரூ.1,44,000/- (DD No.600480, Tamilnadu Mercantile Bank,Madipakkam, Chennai, Date.03.09.2022).

5)திட்ட அனுமதி அளிக்கப்பட்ட வரைபடங்கள்.

6)தொடர்புடைய ஆவணங்கள்.

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பார்வை 1ல் காணும் கடிதத்தின்படி, செங்கல்பட்டு மாவட்டம், புனிததோமையார்மலை ஊராட்சி ஒன்றியம், முவரசம்பட்டு ஊராட்சியில், Planning Permission is for the Proposed Construction of Stilt + 3 floors(12.0m Height) Residential Building with 12 dwelling units at Plot No.13A & 13B, Engineer Avenue 5th Street, Raaghava Nagar, Moovarasampattu, Chennai Comprised in Old S.No.52/4, Patta S.No.52/26 Moovarasampet Village, திரு.A.S.வெங்கடேஸ்வரன் GPA for திரு.கார்த்திகேயன் (ம) பலர், Chennai என்பவருக்கு உள்ளாட்சி அமைப்பு மூலம் ஒப்புதல் பெற்று கட்டிடம் கட்டுவதற்கு சென்னை பெருநகர வளர்ச்சி குழுமம் மூலம் திட்ட அனுமதி மட்டும் வழங்கப்பட்டுள்ளது.

பார்வை 2ல் காணும் அரசாணையின்படி மேற்படி மனுதாரருக்கு தொழிலாளர் நல நிதி செலுத்த கட்டணம் நிர்ணயம் செய்யப்பட்டதில் பார்வை 4ல் காணும் விவரப்படி மேற்படி மனுதாரர் மதிப்பீட்டில் 1 சதவீதம் தொழிலாளர் நல நிதி ரூ.1,44,000/- (ரூபாய் ஒரு இலட்சத்து நாற்பத்தி நான்காயிரம் மட்டும்) வங்கி வரைவாக Manual Workers General Welfare Fund Of TNCWW Board at Chennai என்ற பெயரில் செலுத்துப்பட்டுள்ளது.

எனவே, மேற்படி திட்ட அனுமதி அளிக்கப்பட்ட திட்ட அனுமதி வரைபடங்கள் மற்றும் பர்மிட் அசலாக இத்துடன் இணைத்து அனுப்பிவைக்கப்படுகிறது. மேற்படி மனுதாரரிடம் உரிய கட்டணங்களை வங்கி வரைவாக அரசு விதிமுறைகளின்படி வசூலிப்பதுடன் பார்வை 1ல் கண்டுள்ள உறுப்பினர் செயலர், சென்னை பெருநகர வளர்ச்சி குழுமம் அவர்களின் கடிதத்தில் தெரிவிக்கப்பட்டுள்ள நிபந்தனைகளுக்குட்பட்டு மேற்படி கட்டிடம் கட்டுவதற்கு இறுதி ஒப்புதல் வழங்க தெரிவிக்கப்படுகிறது.

**இணைப்பு -**

- 1.திட்ட அனுமதி அளிக்கப்பட்ட வரைபடம் (அசல்)
- 2.திட்ட அனுமதி பர்மிட் (அசல்)
- 3.பார்வை 1ல் காணும் கடித நகல்.

ஆணையாளர், 6/9/2022  
புனிததோமையார் மலை ஊராட்சி ஒன்றியம்,  
(இ)சிட்லபாக்கம்.

**நகல்**

1)உறுப்பினர் செயலர்,  
எண்.1 காந்தி இர்வின் சாலை,  
எழும்பூர், சென்னை -600 008.

2)Thiru. A.S.Venkateswaran GPA for  
Thiru.Karthikeyan & Others,  
Door No.25, First main road,  
Ganesh nagar, Madipakkam,  
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