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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(B2)/0169/2022, **Dated: 24 .08.2022**

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 Proposed Construction of Stilt floor + 3 floors (12.0m height) Residential Building with 12 Dwelling Units at New Door No.8, (Old No.12), Plot No.485(W), 22nd Link Road, 3rd main road, Indira Nagar, Adyar, Chennai-6000020 comprised in T.S.No.11, Block No.19, R.S.No.58/2 part & 58/4 part (as per patta), S.No.58 part (as per Doc.) of Mylapore 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(B2)/0169/2022, dated 17.03.2022..
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 online DC letter even No. dated.22.07.2022.
8. Applicants letter dated.08.08.2022.

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- Planning Permission Application is for the Proposed Construction of Stilt floor + 3 floors (12.0m height) Residential Building with 12 Dwelling Units at New Door No.8, (Old No.12), Plot No.485(W), 22nd Link Road, 3rd main road, Indira Nagar, Adyar, Chennai-6000020 comprised in T.S.No.11, Block No.19, R.S.No.58/2 part & 58/4 part (as per patta), S.No.58 part (as per Doc.) of Mylapore 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 7th cited.

2. The applicant has remitted the following charges in the reference 8th cited.

i)	Development charges	₹ 23,000/-	**Receipt No. B0021912, Dated.03.08.2022**
ii)	Scrutiny Fee	₹5,000/-	
iii)	Security Deposit for Building	₹ 2,80,000/-	
iv)	Security Deposit for Display Board	₹ 10,000/-	
v)	Infrastructure & Amenities Charges	₹ 3,85,000/-	
vi)	Premium FSI Charges	₹ 38,60,000/-	
vii)	Regularization Charges	Nil	
viii)	MIDC Charges	₹ 3,25,000/-	
ix)	Flag Day	₹ 500/-	

3. Two sets of approved Plans are numbered as **PP/NHRB/250/2022, dated. 24.08.2022, Planning Permit No.15027** are sent herewith. The Planning Permit is valid for the period from **24.08.2022 to 23 .08.2030.**

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

11. Applicant shall not commence construction without building approval from the Commissioner, Greater Chennai Corporation.

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.

Your's faithfully,

22/8/22

for **Senior Planner**

23/8/22

Encl:-

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

Copy to:

1. **M/s. Associated Engineering Concerns**
   Rep. by its Thiru.H.Natarajan,
   Door No. 16, 3rd floor,3rd Main Road,
   16th Street, Nanganallur,
   Chennai-600061.
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)
6. **The Chief Engineer,**
   CMWSSB,
   No.75, Santhome High Road,
   Raja Annamalaipuram, MRC Nagar,
   Chennai-600028.

AEE/S1 673

பெருநகர சென்னை மாநகராட்சி

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/WDCN13/00291/2022		PP/NHRB/S(B2)/0169/2022 - 24/08/2022	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N13	N175	15/09/2022	29/08/2022
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		ASSOCIATED ENGINEERING CONCERNS-REP. BY ITS THIRU.H.NATARAJAN, DOOR No:16, 3rd FLOOR, 3rd MAIN ROAD, 16th STREET, NANGANALLUR, CHENNAI- 600061.	
மேற்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:NEW:8, OLD 12,Block No:19,Plot No:-85(W), Survey No:T.S No 11 ADYAR, 22nd Link Street(M to N173),Indira Nagar,Indira Nagar,Mylapore, Chennai, 600020	
Building License Fees			140600
Road cut charges - CMWSSB SEWERAGE			21400
Road cut charges - CMWSSB, WATER			16000
Road cut charges - TNEB			16000
Scrutiny Fees			600
Workers Welfare Board			193500
மொத்தக் கட்டணம்/ Total (In Rs.)			388100

Amount (in words): Rupees Three Lakh Eighty Eight Thousands One Hundred Only

Payment Details:

DD Number: 715135 Amount (In Rs.): 388100 Date: 02/09/2022 Bank: CITY UNION BANK LTD

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

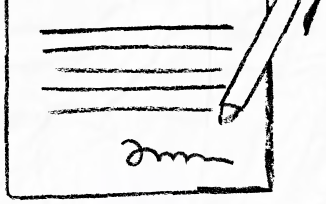
Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

அனுமதி கால முடிவு 14/09/2027

Permit Valid upto 14/09/2027

Digitally Signed by K Sundararajan
Date: 15-Sep-2022 (12:48:29)

Executive Engineer (T.P.)



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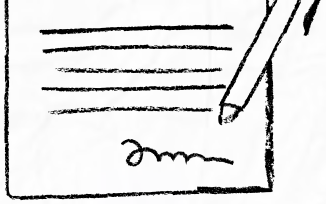

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