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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/N/379/2022 Dated: 12.12.2022

To

The Principal Chief Engineer
Greater Chennai Corporation
Ribbon Building
Chennai - 600 003.

Sir,

Sub: CMDA - APU - 'B' Channel (North) - The Planning Permission Application is for the Proposed Construction of a Stilt Floor + 5 Floors Residential Building with 10 dwelling units availing with premium FSI at TNHB Block No.77, Ambattur Estate - Thirumangalam Road, Anna Nagar, Chennai - 102. comprised in Old S.No.289pt, of Padi village (as per doc) T.S.No.87/7 and 87/8, Block No.9, Ward H of Mogappair Village, (as per Patta) Ambattur Taluk, Chennai District, 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 /N /379/2022, dated .26.07.2022
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, Municipal Administration and Water Supply (MA.I) Dept. dated 4.2.2019.
6. G.O.Ms.No.19, H&UD [UD4(1)] Department dated 02.03.2022.
7. CMDA office order No.7/2019 dated 12.3.2019.
8. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
9. Letter obtained from EE -TNHB in Letter No.AND/Sur/4123/2006 dated 09.09.2022, the service road is vested with the flat owners in the form of un divided share.
10. This office DC advice sent to the applicant in this office letter even No. dated .21.10.2022
11. The applicant's letter dated .07.12.2022.

PP/NH

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12/12/2022

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1. The Planning Permission is for the Proposed Construction of a Stilt Floor + 5 Floors Residential Building with 10 dwelling units availing with premium FSI at TNHB Block No.77, Ambattur Estate - Thirumangalam Road, Anna Nagar, Chennai - 102. comprised in Old S.No.289pt, of Padi village (as per doc) T.S.No.87/7 and 87/8, Block No.9, Ward H of Mogappair Village, (as per Patta) Ambattur Taluk, Chennai District, 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 10th cited.

2. The applicant has remitted the following charges in the reference 11th cited.

Sl. No.	Description	Total Amount
1.	Development Charge	Rs.20,000 /-
2.	Scrutiny charges	Rs.2,000/-
3.	Regularization charges for land	Rs.61,000/-
4.	Infrastructure & Amenities charges	Rs.5,03,000/-
5.	Security Deposit for Building	Rs.3,15,000/-
6.	Security Deposit for display board	Rs.10,000/-
7.	CMWSSB Charges	Rs.3,66,000/-
8.	Premium FSI Charges	Rs.43,14,000/-
9.	Flag day charges	Rs.500/-

Vide Receipt
CMDA/PP/RC/0037/2022
Dated : 30.11.2022



3. Two sets of approved Plans are Numbered as OL-PP/NHRB/0075/2022 dated.12.12.2022 in Planning Permit No. OL-00076 are sent herewith. The Planning Permit is valid for the period from 12.12.2022 to 11.12.20230.

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 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 Govt. in G.O.Ms.No.112, H&UD Dept. dated 22.6.2017, to carry out the provisions of Real Estate (Regulation and 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 difference 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,

Digitally signed by
RAVI CHANDRAN
Date: 2022.12.12
18:35:05 +05'30'

For Senior Planner
Area Plans Unit

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

Copy to:

1. To
Thiru.P.V.Subramanian & 8 others
Door No. F1 Plot No. Dwarka flats
No: 77/1, Chennai 600101 .
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. **The Chief Engineer**
CMWSSB
No.1, Pumping Station Road,
Chintadripet, Chennai – 600 002.
6. **The Chairperson,**
TNRERA
Door No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008

B. NAMASIVAYAM, B.Sc., B.L.,
ADVOCATE NOTARY PUBLIC &
COMMISSIONER OF OATHS
No : 340/1, PAPER MILLS ROAD,
PERAMBUR, CHENNAI - 600 011,
CELL No : 90031 42535



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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

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

File No. : **CMDA/PP/NHRB/N/0379/2022**
Planning Permission No. : **OL-PP/NHRB/0075/2022**
Permit No. : **OL-00076** **Date of Permit: 12.12.2022**

Name of Applicant with Address : To
Thiru.P.V.Subramanian & 8 Others
Door No. F1 Plot No. Dwarka flats
No: 77/1, Chennai 600101.

Date of Application : 26.07.2022

Nature of Development Building : Proposed Construction of a Stilt Floor + 5 Floors Residential Building with 10 dwelling units availing with premium FSI

Site Address : TNHB Block No.77, Ambattur Estate - Thirumangalam Road, Anna Nagar, Chennai - 102. comprised in Old S.No.289pt, of Padi village (as per doc) T.S.No.87/7 and 87/8, Block No.9, Ward H of Mogappair Village, (as per Patta) Ambattur Taluk, Chennai District, within the limit of Greater Chennai Corporation.

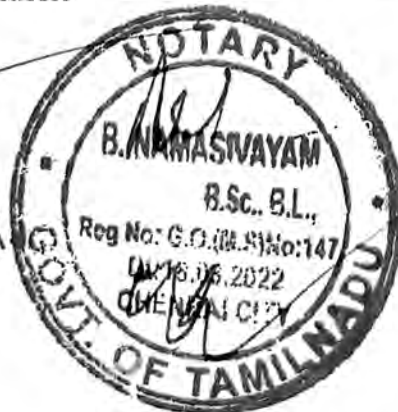
Development Charge Paid : ₹ 20,000/- (Rupees Twenty Thousand only)

Receipt No : CMDA/PP/RC/0037/2022, Dated.30.11.2022.

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 **11.12.2030**. The building construction work should be completed as per plan before the expiry date. If it is not possible to complete the construction, then a 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.

B. NAMASIVAYAM, B.Sc. P.L.,
ADVOCATE NOTARY PUBLIC &
COMMISSIONER OF OATHS
No : 340/1, PAPER MILLS ROAD,
PERAMBUR, CHENNAI - 600 011
CELL No : 90031 42535



Yours faithfully



Digitally signed by
RAVI CHANDRAN
Date: 2022.12.12
18:34:03 +05'30'

For **MEMBER SECRETARY**

CONDITIONS

1. According to Section 79 of the T. & C. P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority under section 49 or sub section (1) of section 54 may appeal to the Government within two months from the date on which the decision or order was communicated.
2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the Planning Permission in the event of Planning Permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.

B. Namashivayam
B. NAMASHIVAYAM, B.Sc., B.L.,
ADVOCATE NOTARY PUBLIC &
COMMISSIONER OF OATHS
No : 340/1, PAPER MILLS ROAD,
PERAMBUR, CHENNAI - 600 011.
CELL No : 90031 42535

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பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-Works

கட்டிட அனுமதி

Building Permission

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

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN07/00052/2023		CMDA/PP/NHRB/N/0379/2022 - 14/09/2022	
மண்டலம் Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N07	N089	20/02/2023	18/01/2023
புகாராளர் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		P.V. SUBRAMANIAN AND 8 OTHERS-DWARKA FLATS,DWARKA FLATS, AMBATTUR ESTATE ROAD, TNHB, ANNA NAGAR WEST EXTENSION,,No 77/177/1,CHENNAI-600101	
சேவையளவு தகவல் Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் Plot address		Door No:TNHB BLOCK:77,Block No:9,Plot No:73, Survey No:T.S.No87/7&87/8, THIRUMANGALAM ROAD, DWARAKA FLATS, COLLECTOR NAGAR BUS STOP,A.N.W.EXTN,Mogappair, Chennai, 600102	
Building License Fees		150900	
Scrutiny Fees		1700	
Workers Welfare Board		414300	
மொத்தக் கட்டணம்/ Total (In Rs.)		566900	

Amount (in words): Rupees Five Lakh Sixty Six Thousands Nine Hundred Only

Payment Details:

DD Number: 008898

Amount 566900
(In Rs.):

Date: 03/02/2023

இன் 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

19/02/2028

Permit Valid upto

19/02/2028

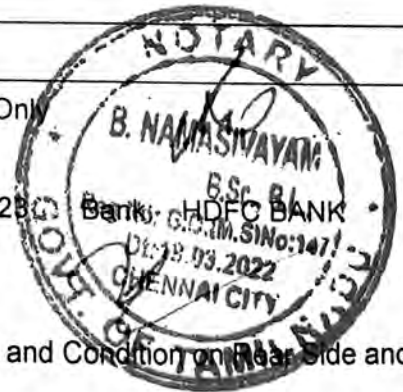


B. NAMASIVAYAM, B.Sc., B.L.,
ADVOCATE NOTARY PUBLIC &
COMMISSIONER OF OATHS
240/1, PAPER MILLS ROAD,
CHENNAI - 600 014

Digitally Signed by Ramamurthy

Date: 20-Feb-2023 (11:39:48)

Executive Engineer (T.P.)





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Vastu & Property Management Tools

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We're honored to be part of your
real estate journey

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