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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(B1)/053/2022,

Dated.27.07.2022

To

The Principal Chief Engineer,

Greater Chennai Corporation,

Ribbon Building, Chennai 600003

Sir,

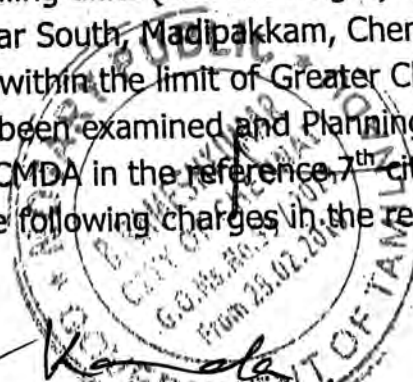
Sub: CMDA – Area Plans Unit - 'B' Channel (South) - Planning Permission Application is for the proposed construction of Stilt floor + 3 floors Residential Building with 12 dwelling units (11.93m height) **availing premium FSI** at Plot No.1205,14th Main Road,Ram Nagar South, Madipakkam,Chennai 600091 bearing S.No.123/1C of Madipakkam 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/053/2022, dated.31.01.2022.
 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 DC letter even No. dated.26.05.2022.
 8. Applicants letter dated.08.07.2022.

The Planning Permission Application is for the proposed construction of Stilt floor + 3 floors Residential Building with 12 dwelling units (11.93m height) **availing premium FSI** at Plot No.1205,14th Main Road,Ram Nagar South, Madipakkam, Chennai 600091 bearing S.No.123/1C of Madipakkam 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.

For SRINITHI HOMES



i)	Development charges	₹ 18,500/-	Receipt No.B0021728, dated.8.07.2022
ii)	Scrutiny Fee	₹ 2,000/-	
iii)	Regularization charges	Nil	
iv)	Open space & reservation charges	Nil	
v)	Security Deposit for Building	₹ 2,63,000/-	
vi)	Security Deposit for Display Board	₹ 10,000/-	
vii)	Security Deposit for Septic Tank	₹ 12,000/-	
viii)	Infrastructure & Amenities Charges	₹ 3,65,000/-	
ix)	Premium FSI Charges	₹ 7,12,000/-	
x)	Shelter charges	Nil	
xi)	MIDC Charges	Nil	

3. Two sets of approved Plans are numbered as **PP/NHRB/230/2022, dated.27. 07.2022, Planning Permit No.15007** are sent herewith. The Planning Permit is valid for the period from **27.07.2022 to 26.07.2030**.

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 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

For SRINITHI HOMES

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'

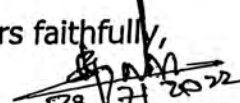
10. This Planning Permission is not final. The applicant has to approach the the Principal Chief Engineer, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

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

For SRINITHI HOMES
S. S. Senthil
Authorised Signatories



12. The Planning Permission issued under New Rule TNCD BR, 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,

for **Senior Planner**
Area Plans Unit
Ad
29/7/2022

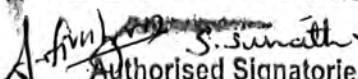
Encl:

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

Copy to:

1. **Tvl.1.K.Govindarajan & 2.G.Kamala**
Plot No.6, 4th Main Road, Ram Nagar
South, Madipakkam, Chennai 600091
2. **The Deputy Planner**
Enforcement Cell (South), CMDA, Chennai – 8.
(With one set of approved plans).
3. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road, Nungambakkam,
Chennai-34.
4. **The Member**
Appropriate Authority
No.108, Mahatma Gandhi Road, Nungambakkam,
Chennai-34.
5. **The Chair Person,**
TNPERA, CMDA Tower II
No.1A, Gandhi Irwin Bridge Road
Egmore, Chennai, 600 008



For **SRINITHI HOMES**

Authorised Signatories



Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. **15007**

Date of Permit **27.07.2022**

PP/NHRB/230/2022

Tel. I. K. Govindarajan
& 2. G. Kamala

File No. **PP/NHRB/561/0053/2022**

Plot No. 6, 4th Main Road

Name of Applicant with Address

Ram Nagar South,
Madipakkam,
Chennai. 600091

Date of Application **31.01.2022**

Nature of Development : Layout/Sub-division of Land/Building construction/
proposed constn. of 5 store Charge in use of Land/Building

floor + 3 floors residential Building with
Site Address **12.4 miles (11.93 km) at**

Division No. **Plot No. 1205, 14th Main Road,**

Ram Nagar South, Madipakkam, Chennai
in S. No. 123/1A of Madipakkam
Village

Development Charge paid Rs. **18500/-** Challan No. **B0021728** Date **8.7.2022**

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 **26.07.2030** 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

For SRINITHI HOMES

A. Srinithi
Authorised Signatories





பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரமைப்பு பிரிவு
Town Planning Section-Works

கட்டிட அனுமதி

Building Permission

(1919 ஆம் ஆண்டு சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி.)
(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண் / Building Plan No CEBA/WDCN14/00327/2022		திட்ட அனுமதி எண் / Plan Submission No PP/NHRB/S(B1)/053/2022 - 27/07/2022	
மண்டலம் / Zone N14	கோட்டம் / Ward N188	அனுமதி நாள் / Approval Date 14/10/2022	மனுபெறப்பட்ட நாள் / Application Date 01/09/2022
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address K.GOVINDRAJAN AND G. KAMALA-PLOT No: 6, 4th MAIN ROAD, RAM NAGAR SOUTH, MADIPAKKAM, CHENNAI - 600091.			
சேவைத் திட்டம் / Service Type Building Permit for CMDA Approved Plan			
மனை அமைவிடம் / Plot address Plot No:1205, Survey No:S.No:123/1C, RAM NAGAR SOUTHSOUTH, RAM NAGAR 14TH MAIN ROAD, RAM NAGAR, MADIPAKKAM, Madipakkam, Chennai, 600091			
Building License Fees		124900	
Regularisation Charges (penalty under section 244A)		87200	
Road cut charges - CMWSSB SEWERAGE		21400	
Road cut charges - CMWSSB. WATER		16000	
Road cut charges - TN&B		16000	
Scrutiny Fees		600	
Tentative improvement charges		118000	
Workers Welfare Board		174200	
மொத்தக் கட்டணம் / Total (In Rs.)		558300	

Amount (in words): Rupees Five Lakh Fifty Eight Thousands Three Hundred Only

Payment Details:

DD Number: 249873

Amount 558300
(In Rs.):

Date: 07/10/2022

Bank: BANK OF BARODA

பின் குறிப்பிட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்புள்ளிக்கப்பட்ட வரைபட நகலினை 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

13/10/2027

Permit Valid upto

13/10/2027



Digitally Signed by K
Sundararajan
Date: 14-Oct-2022 (17:40:42)

Executive Engineer (T.P.)

For SRINITHI HOMES

S. Sundararajan
Authorised Signatories



our services doesn't just end there



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Property Documentation & Workflow Tools

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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