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PP/NHRB/N/356/2021

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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/356/2021 Dated: 15.09.2021

To

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

Sir,

Sub: CMDA – APU – (B Channel – North Division) – Planning Permission Application for the proposed construction of Stilt Floor + 5 Floors Office Building with Premium FSI at Plot No. 583, 1st Main Road, Arignar Anna Nagar, Chennai – 600 040 comprised in Old S.No.47 Part, 2/1A, 2/1B, 2/5, 2/6, 2/3, 2/7, 2/8 Part, T.S.No.36/1, Block No. 5, Periyakudal Village, Chennai District within Greater Chennai Corporation Limits - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

Ref:
1. The PPA received in SBC No.CMDA/PP/NHRB/N/0356/2021 dated 16.07.2021.
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. CMDA office order No.7/2019 dated 12.3.2019.
7. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
8. This office DC advice sent to the applicant in this office letter even No. dated 18.08.2021.
9. The applicant's letter dated.26.08.2021.
10. This office Revised DC advice sent to the applicant in this office letter even No. dated 31.08.2021.
11. The applicant's letter dated.07.09.2021.

*****

The Planning Permission Application for the proposed construction of Stilt Floor + 5 Floors Office Building with Premium FSI at Plot No. 583, 1st Main Road, Arignar Anna Nagar, Chennai – 600 040 comprised in Old S.No.47 Part, 2/1A, 2/1B, 2/5, 2/6, 2/3, 2/7, 2/8 Part, T.S.No.36/1, Block No. 5, Periyakudal Village, Chennai District within Greater Chennai Corporation Limits 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 8th cited.

2. The applicant has remitted the following charges in the reference 9th cited.

Sl. No.	Description	Total Amount	
1.	Development Charge	Rs.36,000/-	Vide Receipt No.B0019933 Dated.07.09.2021.
2.	Scrutiny Fee	Rs.2,600/-	
3.	Security Deposit for Building	Rs.2,93,000/-	
4.	SD for Display Board	Rs.10,000/-	
5.	I & A Charges	Rs.4,47,000/-	
6.	MIDC Charges	Rs.3,09,000/-	
7.	Premium FSI Charges	Rs.43,29,000/-	Vide Receipt No.B0019926 Dated.07.09.2021.
8.	Flag Day	Rs. 500.00	Vide Receipt No.14280 Dated.07.09.2021.

3. Two sets of approved Plans are Numbered as **PP/NHRB/282/2021 dated. 15.09.2021** in Planning **Permit No. 14390** are sent herewith. The **Planning Permit** is valid for the period **from 15.09.2021 to 14.09.2026.**

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. 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.

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

11. 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,

15/9/2021

For Senior Planner
Area Plans Unit

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

15/9/2021

Copy To:

1. Thiru.P.H.Vinodh Pandian & 4 others,
DABC Abhinyam,
Phase III, Block D3, Flat No.2,
Sri Ram Nagar,
Nolambur,
Chennai – 600 095.

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

பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
நகரமைப்பு பிரிவு
Town Planning Section-Works
கட்டட அனுமதி

Building Permission

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

கட்டட அனுமதி எண் / Building Plan No		அனுமதி வழங்கப்பட்ட நாள் / Approval Date	விண்ணப்பித்த நாள் / Application Date
CEBA/WDCN08/00312/2021		PP/NHRB/N/356/2021 - 15/09/2021	
மண்டலம் / Zone	வார்டு / Ward		
N08	N101	20/10/2021	23/09/2021

விண்ணப்பதாரர் பெயர் மற்றும் முகவரி / Applicant name & address	P.H. VINODH PANDIAN AND 4 OTHERS, DABC, ABHINYAM, PHASE III, BLOCK D3, FLAT No.2, SRI RAM NAGAR, NOLAMBUR, CHENNAI- 600095
சேவை வகை / Service Type	Building Permit for CMDA Approved Plan
மனை அமைவிடம் / Plot address	Block No:3,Plot No:583, Survey No:T.S.No:36/1, 145 Avenue Road,Anna Nagar,Anna Nagar,Perla Kudal, Chennai, 600102
Building License Fees	544900
Road cut charges - CMWSSB SEWERAGE	72100
Road cut charges - CMWSSB, WATER	72100
Road cut charges - TNEB	72
Scrutiny Fees	18
Workers Welfare Board	54
மொத்த தொகை/ Total (In Rs.)	

Amount (in words): Rupees Five Lakh Forty Seven Thousands Five Hundred Only

Payment Details:
DD Number: 594459 Amount (In Rs.): 547500 Date: 05/10/2021 Bank: INDIAN BANK

மேல் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு முன்னிலைப்படுத்தி வரைபட நகலின்படி அனுமதி

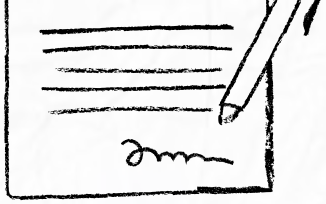
Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side a
Sanctioned plan copy.

அனுமதி வழங்கப்பட்ட நாள் 19/10/2021
Permit Valid upto 19/10/2026

Digitally Signed by K Sundararajan
Date: 20-Oct-2021 (17:0

Executive Engineer

Dated. 5



our services doesn't just end there

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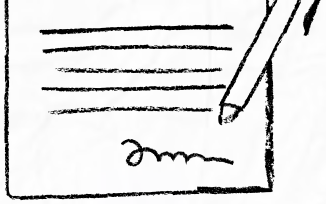
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Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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

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Chennai, India

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