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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.CMDA/PP/NHRB/S/0376/2022 **Dated: 06.12.2022**

To

The Principal Chief Engineer,
Greater Chennai Corporation,
Chennai 600003.

Sir,

Sub: CMDA – Area Plans Unit - NHRB (South) - Planning Permission for the proposed construction of Stilt floor + 4 floors (15.25m height) Residential Building with 12 dwelling at Old No.14, New No.9, Town Planning Scheme Road, Raja Annamalai Puram, Mandaveli, Chennai 600028 comprised in Old S.No.17, R.S.No.4230/51, Block No.90 of Mylapore Village within the limits of Greater Chennai Corporation - Approved and forwarded to Local Body for issue of Building Permit – Regarding.

Ref:
1. Planning Permission Application received in SBC No.CMDA/PP/NHRB/S/376/2022 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 MAWS (MA-I) Department, dated 04.02.2019.
6. WP (MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913/2019 dated 12.04.2019
7. This office online DC letter even No. dated 05.09.2022.
8. Applicant paid the DC and other charges to CMDA through online dated 02.12.2022.

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The Planning Permission Application for the proposed construction of Stilt floor + 4 floors (15.25m height) Residential Building with 12 dwelling at Old No.14, New No.9, Town Planning Scheme Road, Raja Annamalai Puram, Mandaveli, Chennai 600028 comprised in Old S.No.17, R.S.No.4230/51, Block No.90 of Mylapore Village within

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the limits 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 DC letter.

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

i)	Development charges	₹ 19,000/-	**Receipt No. CMDA/PP/Ch/ 8386/2022 Dated 02.12.2022**
ii)	Scrutiny Fee	₹ 2,000/-	
iii)	Security Deposit for Building	₹ 2,71,000/-	
iv)	Security Deposit for Display Board	₹ 10,000/-	
v)	Infrastructure & Amenities Charges	₹ 4,09,000/-	
vi)	CMWSSB	₹ 3,14,000/-	
vii)	Flag Day	₹ 500/-	

3. Two sets of approved Plans are numbered as **OL-PP/NHRB/0070/2022, dated.06.12.2022** in **Planning Permit No.OL-00070** are sent herewith. The Planning Permit is valid for the period from **06.12.2022** to **05.12.2030.**

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 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. 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.

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

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.

12. 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'

Your's faithfully,

Digitally signed by M S SANTHOSH KUMAR
Date: 2022.12.06 14:38:45 +05'30'

for **Senior Planner**

(31)

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/S/0376/2022**

Planning Permission No. : **OL-PP/NHRB/0070/2022**

Permit No. : **OL-00070** **Date of Permit: 06.12.2022**

Name of Applicant with Address	:	**Thiru.M.Arumugam** GPA for Syed Meeran Hussainy and others Door No. 105, Arcot Road, Kodambakkam, Chennai 600024.
Date of Application	:	26.07.2022
Nature of Development: Building	:	Stilt floor + 4 floors (15.25m height) Residential Building with 12 dwelling
Site Address	:	Old No.14, New No.9, Town Planning Scheme Road, Raja Annamalai Puram, Mandaveli, Chennai 600028 comprised in Old S.No.17, R.S.No.4230/51, Block No.90 of Mylapore Village within the limits of Greater Chennai Corporation
Development Charge Paid	:	Rs.19,000/- (Rupees Ninteen thousand only)
Receipt No	:	CMDA/PP/Ch/8386/2022, Dated.02.12.2022

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 **05.12.2030.** The building construction work should be completed as per plan before the expiry date. If it is not possible to complete the construction, then 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.

Yours faithfully

Digitally signed by M S SANTHOSH KUMAR
Date: 2022.12.06 14:39:30 +05'30'

For **MEMBER SECRETARY**

7d

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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 என்/Plan Submission No	
CEBA/WDCN13/00393/2022		CMDA/PP/NHRB/S/0376/2022 - 30/08/2022	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N13	N173	29/12/2022	21/12/2022
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		M.Arumugam GPA-FOR SYED MEERAN HUSSAINY & OTHERS, DOOR No:105, ARCOT ROAD, KODAMBAKKAM, CHENNAI-600024.	
மேற்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:Old:14, New:9,Block No:90,Survey No:R.S.No:4230/51, T.P.SCHEME ROAD, Ramakrishna Mutt Road,Mandavelipakkam,Mandavelipakkam,Mylapore, Chennai, 600028	
Building License Fees			132400
Road cut charges - CMWSSB SEWERAGE			27600
Road cut charges - CMWSSB, WATER			20700
Road cut charges - TNEB			20700
Scrutiny Fees			600
Workers Welfare Board			180600
மொத்தக் கட்டணம்/ Total (In Rs.)			382600

Amount (in words): Rupees Three Lakh Eighty Two Thousands Six Hundred Only

Payment Details:

DD Number: 597763 Amount (In Rs.): 382600 Date: 26/12/2022 Bank: INDIAN OVERSEAS BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

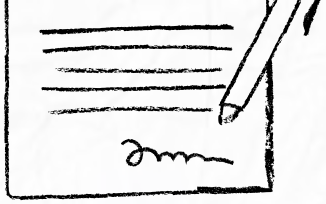
Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

அனுமதி கால முடிவு 28/12/2027

Permit Valid upto 28/12/2027

Digitally Signed by K Sundararajan
Date: 29-Dec-2022 (17:58:50)

Executive Engineer (T.P.)



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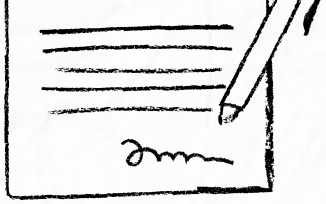

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