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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/073/2022 Dated:16.06.2022

To

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

9840282628

Sir,

Sub: CMDA – APU – 'B' Channel (North) – The Planning Permission Planning Permission Application for the proposed construction of Stilt floor (parking) +4 th floors Residential Building with 12 dwelling units at Door No. 87, New door no.35 East Park Road, Shenoy Nagar, Chennai-600 030, Comprised in S.No.46/2 part , 57/1part , T.S.No.14, Block No.11, Aminjikarai Village , Aminjikarai Taluk, 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/073/2022, dated 07.02.2022
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. This office DC advice sent to the applicant in this office letter even No. dated 02.06.2022
10. The applicant's letter dated 08.06.2022

*****

1. The Planning Permission for the proposed construction of Stilt floor (parking) +4 th floors Residential Building with 12 dwelling units at Door No. 87, New door no.35 East Park Road, S[illegible]oy Nagar, Chennai-600 030, Comprised in S.No.46/2 part , 57/1part , T.S.No.14, Block No.11, Aminjkarai Village , Aminjikarai Taluk. within the limit of Greater Chennai Corporation in the reference 1st cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 9th cited.

2. The applicant has remitted the following charges in the reference 10th cited.

Sl. No.	Description	Total Amount	
1.	Development Charges	Rs.15,000 /-	Vide Receipt B0021545 Dated: 08.06.2022
2.	Scrutiny charges	Rs.1,000/-	
3.	Security Deposit for Building	Rs.2,30,000/-	
4.	Security Deposit for display board	Rs. 10,000/-	
5.	Infrastructure & Amenities charges	Rs.3,53,000/-	
6.	CMWSSB Charges	Rs.2,67,000/-	
7.	Flag day charges	Rs.5[illegible]0/-	

3. Two sets of approved Plans are Numbered as **PP/NHRB/175/2022 dated. 16.06.2022** in **Planning Permit No. 14852** are sent herewith. The **Planning Permit** is valid for the period **from 16.06.2022 to 15.06.2030.**

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 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.

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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,

For Senior Planner
Area Plans Unit
16/6/2022

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

Copy to:

1. **M/s.Shri Raman Developers.**
Rep. by its Partner Thiru.Siddhant Hindocha
GPA of Tmt.Usha sampathkumar &14 others
Door No.18/46B, East 1st Main Road,
Shenoy Nagar, Aminjikarai,Chennai-600030.

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

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6. **The Chairperson,**
TNRERA
Door No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008

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Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT N 14852 Date of Permit 16.6.2022

PP/NHRB/175/2022

File No PP/NHRB/N/73/2022 M/s. Shri Raman Developers Partner Siddhant Hindocha.

Name of Applicant with Address GPA of Tmt. Usha Sampath kumar and 14 others.
18/46B, East 1st Main Road, Shenoy Nagar, Ch.30. Date of Application 7.2.2022

Nature of Development : ~~Layout/Sub-division of Land~~/Building construction/ ~~Change in use of Land~~/Building

Site Address PP for the proposed construction of stilt floor + 4 floors Residential building with 12 dwelling units at door no. 87, New door no. 35, East Park Road, Shenoy nagar, chennai-30. comprised in

Division No. S.no. 46/2 pt, 57/1 pt, T.S.No. 14, Block No. 11 of Aminjikarai Village.

Development Charge paid Rs 15,000/- Challan No B0021545 Date 8.6.2022

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 15.6.2030. 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

16/6/22

NOTARY P.R. SEKAR CHENNAI TAMILNADU Regd No: 5935 dt. 27/9/19 GOVERNMENT OF INDIA

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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 எண்/Plan Submission No	
CEBA/WDCN08/00205/2022		PP/NHRB/N/073/2022 - 16/06/2022	
மண்டலம் / Zone	வார்டு / Ward	அனுமதி நாள் / Approval Date	மனுசெய்யப்பட்ட நாள்/ Application Date
N08	N102	12/07/2022	22/06/2022
மனுதாரரின் பெயர் மற்றும் முகவரி / Applicant name & address		SHRI RAMAN DEVELOPERS REP.BY ITS PARTNER THIRU. SIDDHANT HINDOCHA GPA-OF Tmt. USHA SAMPATH KUMAR& 14 OTHERS, No:18/46B,East 1st Main Road, Shenoy Nagar, CHENNAI-600030.	
வேண்டப்படும் சேவை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:87, NEW No:35,Block No:11,Survey No:T.S.No:14, East Park Road,T.P. Chatiram,Shenoy Nagar,Aminjikarai, Chennai, 600030	

Building License Fees	105700
Road cut charges - CMWSSB SEWERAGE	35400
Road cut charges - CMWSSB, WATER	26500
Road cut charges - TNEB	26500
Scrutiny Fees	600
Workers Welfare Board	154800
மொத்தக் கட்டணம்/ Total (In Rs.)	349500

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

Payment Details:

DD Number: 511842 Amount (In Rs.): 349500 Date: 29/06/2022 Bank: ICICI BANK

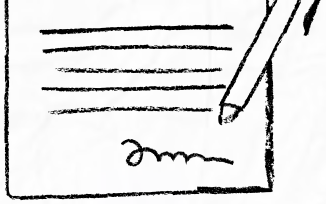
இன் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

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 11/07/2027
Permit Valid upto 11/07/2027

Digitally Signed by K Sundararajan
Date: 12-Jul-2022 (13:03:37)
Executive Engineer (T.P)

NOTARY
P.B. SEKAR
CHENNAI
TAMILNADU
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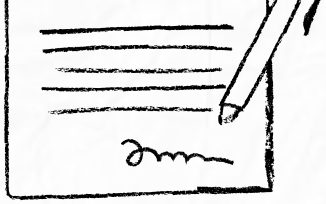
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