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Approval letter

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.

File No. : CMDA/PP/NHRB/C/0643/2022

Date : 01/03/2023

To

The Commissioner,

Thiruverkadu Municipality,

Chennai.

Sir,

Sub: CMDA-Area plans Unit - NHRB (Central)– The Planning Permission for the proposed construction of Stilt Floor + 5 Floors Residential building with 25 dwelling units (Height – 18.30m) (Affordable Housing) at Plot No. 15, School Road MR Nagar, Mel Ayanambakkam, Chennai – 600095 comprised in S.No. 396/1A2B of Ayanambakkam village within the limits of Thiruverkadu Municipality - Approved and forwarded to Local Body for issue of Building Permit – Reg.

Ref:

1. Your PPA received in SBC No. CMDA/PP/NHRB/C/0643/2022, dated 03.11.2022
2. G.O.Ms.No.86, H&UD Department dated 28.03.2012.
3. G.O.Ms.No.78, H&UD Department dated 4.5.2017
4. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
5. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
6. G.O.Ms.No.18, Municipal Administration and Water Supply (MA. I) Dept. dated 4.2.2019.
7. G.O.Ms.No.19, H&UD [UD4(1)] Department dated 02.03.2022
8. CMDA office order No.7/2019 dated 12.3.2019.
9. This office DC advice sent to the applicant vide this office letter dated 23.01.2023 through online.
10. The applicant's remitted DC and other charges through online dated 13.02.2023.

The Planning Permission Application received for the proposed construction of Stilt Floor + 5 Floors Residential building with 25 dwelling units (Height – 18.30m) (Affordable Housing) at Plot No. 15, School Road MR Nagar, Mel Ayanambakkam, Chennai – 600095 comprised in S.No. 396/1A2B of Ayanambakkam village within the limits of Thiruverkadu Municipality has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the DC letter reference 9th cited.

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

Sl. No.	Charges	Total Amount	Amount remitted in Receipt No. and Dated
I	Scrutiny Fees	Rs.5,459.00	CMDA/PP/Ch/8965/2022 & dt. : 03 November, 2022
II	Balance Scrutiny Fees	Rs.5,000.00	CMDA/PP/Ch/9709/2023 & dt. : 13 February, 2023
III	Development charges for land per Sq. m.	Rs.4,000.00	CMDA/PP/Ch/9709/2023 & dt. : 13 February, 2023
IV	Development charges for building per Sq. m.	Rs.28,000.00	CMDA/PP/Ch/9709/2023 & dt. : 13 February, 2023
V	Security Deposit for Building	Rs.5,12,000.00	CMDA/PP/Ch/9709/2023 & dt. : 13 February, 2023
VI	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/9709/2023 & dt. : 13 February, 2023
VII	I & A Charge	Rs.8,23,000.00	CMDA/PP/Ch/9709/2023 & dt. : 13 February, 2023

VIII	Security Deposit for Septic Tank / STP	Rs.25,000.00	CMDA/PP/Ch/9709/2023 & dt. : 13 February, 2023
IX	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/9709/2023 & dt. : 13 February, 2023

3. Two sets of approved Plans are Numbered as **OL-PP/NHRB/0084/2023 dated 01/03/2023** in **Planning Permit No. OL-00207** are sent herewith. The **Planning Permit** is valid for the period **from 01/03/2023 to 28/02/2031.**

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 Engineer / 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 concerned Local Body 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.
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

Yours faithfully,

Signature valid
Name :JEYANTHA SORNAMANI A SORNAMANI A
Designation :Assistant Planner
Date :03/08/2023 8:11:51 PM

Name: JEYANTHA SORNAMANI A SORNAMANI A

Designation: Assistant Planner

Date: 08 March, 2023

For

Chief Planner

Area Plan Unit

Encl :
1. Two copies of approved plan
2. Two copies of Planning Permit

Copy To:

1.Thiru P.Kruthvas, Director of
MS. Pushkar Properties Pvt.Limited GPA
for Tmt.P.Kausalya, Thiru L.Padmanabhan
& Tmt. Rajeswari Venkatesan,
Ethiraj House, F 205, New No. 26,
F Block, 1st Street, Anna Nagar East,
Chennai – 600102.

2.The Member Appropriate Authority ,
108, Uthamar Gandhi Salai
Nungambakkam, Chennai – 600 034.

3.The Chief Engineer,
CMWSSB,
No.1, Pumping Station Road,
Chintadripet, Chennai - 600 002.

4.The Commissioner of Income Tax,
No.108, Mahatma Gandhi Road
Nungambakkam, Chennai - 600 034.

5.The Deputy Planner,
Enforcement Cell (Central),
CMDA, Chennai – 600 008.

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

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/C/0643/2022
Planning Permission No.	:	**OL-PP/NHRB/0084/2023**
Permit No.	:	**OL-00207** **Date of Permit: 01.03.2023**

Name of Applicant with Address	:	Thiru P.Kruthvas, Director of MS. Pushkar Properties Pvt.Limited GPA for Tmt.P.Kausalya, Thiru L.Padmanabhan & Tmt. Rajeswari Venkatesan, Ethiraj House, F 205, New No. 26, F Block, 1st Street, Anna Nagar East, Chennai – 600102.
Date of Application	:	03.11.2022
Nature of Development Building	:	Proposed construction of Stilt Floor + 5 Floors Residential building with 25 dwelling units (Height – 18.30m) (Affordable Housing)
Site Address	:	Plot No. 15, School Road MR Nagar, Mel Ayanambakkam, Chennai – 600095 comprised in S.No. 396/1A2B of Ayanambakkam village within the limits of Thiruverkadu Municipality
Development Charge Paid	:	**₹ 32,000/-** (Rupees Thirty Two Thousand only)
Receipt No	:	CMDA/PP/Ch/9709/2023 Dated. 13.02.2023

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 **28.02.2031.** 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.

Yours faithfully

Digitally signed by A JEYANTHA SORNAMANI
Date: 2023.03.01 14:29:35 +05'30'

For **MEMBER SECRETARY**

திருவேற்காடு நகராட்சி ஆணையர் அவர்களின் செயல்முறைகள்
முன்னிலை :- திரு. A.ஜஹாங்கீர் பாஷா B.A.,

ந.க.எண். 1651/2023/எப்1

நாள் :17.07.2023

பொருள் : கட்டிட அனுமதி – திருவேற்காடு நகராட்சி – அயனம்பாக்கம் கிராமம் - சர்வே எண்.396/1A2B குடியிருப்பு – கட்டிட அனுமதி ஒப்புதல் வழங்கி உத்திரவிடப்படுகிறது – தொடர்பாக.

பார்வை : 1. உறுப்பினர் செயலர், சென்னை பெருநகர் வளர்ச்சிக் குழுமம் சென்னைஅவர்களின் கடிதம் PP/NHRB/C/0643/2022 நாள்:01.03.2023

****

உத்தரவு :-

திருவேற்காடு நகராட்சி எல்லைக்குட்பட்ட அயனம்பாக்கம் கிராமம் சர்வே எண்.396/1A2B –ல் குடியிருப்பு கட்டிட அனுமதி ஒப்புதல் வேண்டி **Thiru.P.Kruthvas, Director of M/S.Pushkar Properties Pvt Ltd GPA for Tmt.Kausalya, Thiru.L.padmanabhan & Tmt.Rajeswari Venkatesan** என்பவர் உறுப்பினர் செயலர், சென்னை பெருநகர் வளர்ச்சிக் குழுமம், சென்னை அவர்களுக்கு விண்ணப்பம் செய்யப்பட்டதில் மேற்படி மனுதாரரின் விண்ணப்பம் உறுப்பினர் - செயலர், சென்னை பெருநகர வளர்ச்சிக் குழுமம், சென்னை அவர்களால் பரிசீலனை செய்யப்பட்டு, பார்வை 1–ல் கண்ட கடிதத்தின்படி திட்ட அனுமதி வழங்கப்பட்டுள்ளது. அதனை தொடர்ந்து மேற்கண்ட குடியிருப்புக்கு கட்டிட அனுமதி அளித்து ஒப்புதல் வழங்கப்படுகிறது.

கட்டிட உரிமையானை கட்டணம்	ரூ.5,90,300/–	இவ்வலுவலக ரசீது எண்.0003387 நாள்: 10.07.2023
வளர்ச்சிக் கட்டணம்	ரூ.30,000/–	
மழை நீர் கட்டணம்	ரூ.20,000/–	
கூராய்வு கட்டணம்	ரூ.5000/–	
கட்டிட தொழிலாளர் நலநிதி வங்கி வரைவேலை (M.W.G.W Fund– D.D)	ரூ.5,90,000/–	

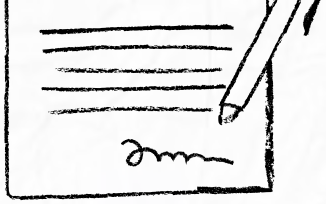
எனவே, மேற்கண்ட இடத்தில் மனுதாரர் குடியிருப்பு கட்டிட அனுமதி அமைக்க இத்துடன் இணைத்துள்ள வரைபடத்தில் குறிப்பிட்டுள்ள நிபந்தனைக்குட்பட்டு இறுதி ஒப்புதல் வழங்கப்படுகிறது.

17/7/23

ஆணையர்,
திருவேற்காடு நகராட்சி.

17/7/23

பெறுநர் :
Thiru.P.Kruthvas, Director of M/S.Pushkar Properties Pvt Ltd GPA for Tmt.Kausalya, Thiru.L.padmanabhan & Tmt.Rajeswari Venkatesan
Ethiraj House F 205 New No.26, F Block 1st Street, Anna Nagar East,
Chennai–600 102.



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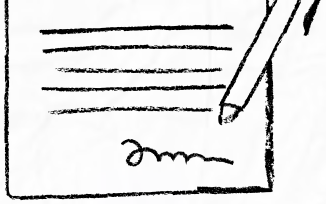

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real estate journey

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