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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.

1119

File No. : **CMDA/PP/NHRB/S/0150/2023** Date : 20/07/2023

To

The Commissioner,

Greater Chennai Corporation,

Chennai-600003

Sir,

Sub: CMDA-Area plans Unit - NHRB (South) – The Planning Permission for the proposed construction of Stilt floor + floors(18.0m height) Residential Building with 10 dwelling units Availing Premium FSI at Plot No.30, 28th Street NCBC Colony, Nanganallur, Chennai 600061 comprised in Old S.No.9/1, T.S.No.50, Block No.24, Ward-B of Nanganallur Village, Alandur Taluk Within the Limits of Greater Chennai Corporation - Approved and forwardec Local Body for issue of Building Permit - Reg

Ref:
1. Planning Permission Application received in SBC No.CMDA/PP/NHRB/S/0150/2023 dated.01.03.2023
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 MAWS (MA-I) Department, dated 04.02.2019
7. CMDA office order No.7/2019, dated.12.03.2019
8. This office online DC letter even No. dated.20.06.2023
9. Applicant paid the DC and other charges to CMDA through online dated.29.06.2023.

The Planning Permission application for the proposed construction of Stilt floor + 5 floors(18.0m height) Residential Building with 10 dwelling units Availing Premium FSI at Plot No.30,28thStreet, NCBC Colony, Nanganallur, Chennai 600061 compris in Old S.No.9/1,T.S.No.50, Block No.24, Ward-B of Nanganallur Village, Alandur Taluk Within the Limits of Greater Chenna 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 cited.

Sl. No.	Charges	Total Amount	Amount remitted in Receipt No. and Dated
I	Scrutiny Fees	Rs.2,283.00	CMDA/PP/Ch/10108/2023 & dt. : 01 March, 2023
II	Scrutiny Fees	Rs.1,142.00	CMDA/PP/Ch/11039/2023 & dt. : 12 June, 2023
III	Balance Scrutiny Fees	Rs.2,000.00	CMDA/PP/Ch/11108/2023 & dt. : 29 June, 2023
IV	Development charges for land per Sq. m.	Rs.3,000.00	CMDA/PP/Ch/11108/2023 & dt. : 29 June, 2023
V	Development charges for building per Sq. m.	Rs.13,000.00	CMDA/PP/Ch/11108/2023 & dt. : 29 June, 2023
VI	Security Deposit for Building	Rs.2,16,000.00	CMDA/PP/Ch/11108/2023 & dt. : 29 June, 2023
VII	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/11108/2023 & dt. : 29 June, 2023
VIII	I & A Charge	Rs.3,38,000.00	CMDA/PP/Ch/11108/2023 & dt. : 29 June, 2023
IX	Premium FSI Charges	Rs.23,34,000.00	CMDA/PP/Ch/11108/2023 & dt. : 29 June, 2023

X	IDC - CMWSSB (For sewered area only)	Rs.2,75,000.00	CMDA/PP/Ch/11108/2023 & dt. : 29 June, 2023
XI	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/11108/2023 & dt. : 29 June, 2023

3. Two sets of approved Plans are Numbered as **OL-PP/NHRB/0269/2023 dated 20/07/2023** in **Planning Per No. OL-00403** are sent herewith. The **Planning Permit** is valid for the period **from 20/07/2023 to 19/07/2031**.
4. The Local Body is requested to ensure water supply and sewerage disposal facility for the proposal before issu building Permit. It shall be ensured that all wells, overhead tanks are hermitically sealed with properly protected ve to avoid mosquito menace. Non provision of rain water harvesting structures shown in the approved plan to satisfaction of the Authority will also be considered as a deviation to the approved plan and violation of Tamil Na 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 Plann Act, 1971 and the rules made there under. All other statutory clearance as applicable to this project shall be obtair by the project proponent from the competent Authority. The Town & Country Planning Act provision does not cover Structural Stability aspect of the building including the safety during the construction. However, these aspects a 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 Bc concerned as stated in the Building Rules under the respective Local Body Act 1920, such as Madras City Munici Corporation Act 1919, Tamil Nadu District Municipality Act, 1924, Tamil Nadu Panchayat Act, 1994. The Plann Permission issued under the provision of Tamil Nadu Town & Country Planning Act 1971, does not cover the Structu Stability aspect. However, it is the sole responsibility of the applicant / developer /Power Agent and the Structu Engineers / License Engineer / Architects who has signed in the plan to ensure the safety during construction and af construction and also for the continued structural stability of the buildings. In this regard, applicant along with Architect and Structural Engineer and Construction Engineer has furnished necessary undertakings for Structu 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 t over the property, in favour of the applicant. Before issuing Planning Permission for any development, CMDA in t regard, checks only the aspect of applicant's right over the site under reference to make the development there based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA) furnished the applicant along with his /her application to prove the same. Thus, CMDA primarily considers only the asp 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 a the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he / sh they shall have to prove it before the appropriate / competent Court to decide on the ownership or get the mat 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 the provisions of Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, Mark Book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as t case may be, in any Real Estate project or part of it, only after registering the Real Estate project with the R**

Estate Regulatory Authority.

9. This Planning Permission is not final. The applicant has to approach the concerned Local Body for issue 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.(M 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 namely (i) Commencement of construction, (ii) Plinth level and (iii) Last Storey and apply for Completion Certific along with the order of continuance accorded for different stages by CMDA.

Yours faithfully,

Signature Not Verifie
Name: SANTHOSH KUMAR
M.S
Designation: Assistant Planner
Date: 27.07.2023 5:23:29 PM

Name: SANTHOSH KUMAR M.S

Designation: Assistant Planner

Date: 27 July 2023

For

Deputy Planner (South)

Area Plan Unit

Encl :

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

Copy To:

1. M/s Aaniruth Flat Promoters Pvt Ltd,
Represented by its Managing Director Thiru S.Vijaykumar
GPA for S.Nesamani and 7 Others
Old No. 58k, New No. 6k, Nu Tech Vikash,
1sr Avenue, Jawaharlal Nehru Salai,
Ashok Nagar, Chennai-600083.

2. The Member Appropriate Authority,
108, Uthamar Gandhi Salai,
Nungambakkam, Chennai- 600034

3. The Chief Engineer,
CMWSSB, No. 1,
Pumping Station Road,
Chintadripet, Chennai - 600002

4. The Commissioner of Income Tax,
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai - 600034

5. The Deputy Planner,
Enforcement cell,
CMDA, Chennai - 600008

6. The Chairperson,
TNRERA
Door No.1A, Ist Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.

1107

பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

A·E·E/SZ

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/WDCN12/00295/2023		CMDA/PP/NHRB/S/0150/2023 - 12/06/2023	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	விண்ணப்பித்த நாள்/ Application Date
N12	N164	14/08/2023	26/07/2023
விண்ணப்பித்தவர் பெயர் மற்றும் முகவரி / Applicant name & address		AANIRUDH FLAT PROMOTERS PVT LTD Rep. by its Managing Director THIRU.S VIJAYKUMAR-GPA FOR S.NESAMANI AND 7 OTHERS, Old No: 58K,New No:6K, Nu Tech Vikash 1st Avenue,Jawaharlal Nehru Salai Ashok Nagar, Chennai -600083.	
சேவைப்பெறு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Block No:24, WARD-B,Plot No:30, Survey No:T.S.No: 50, NCBC COLONY, NANGANALLUR 28TH STREET,NANGANALLUR,THILLAIGANGA NAGAR,Nanganallur, Chennai, 600061	
Building License Fees			96100
Road cut charges - CMWSSB SEWERAGE			20100
Road cut charges - CMWSSB, WATER			15100
Road cut charges - TNEB			15100
Scrutiny Fees			1200
Workers Welfare Board			285200
மொத்தக் கட்டணம்/ Total (In Rs.)			432800

Amount (in words): Rupees Four Lakh Thirty Two Thousands Eight Hundred Only

Amount (In Rs.): 432800

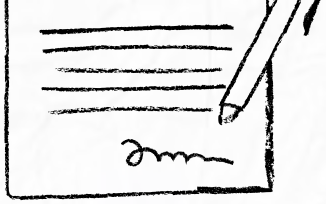
பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

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 13/08/2028
Permit Valid upto 13/08/2028

Digitally Signed by K Sundararajan
Date: 14-Aug-2023 (15:27:06)

Executive Engineer (T.P.)



our services doesn't just end there

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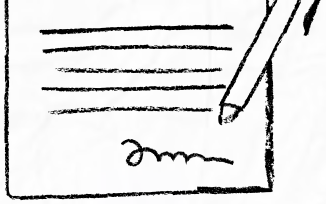
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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Home Vastu Shastra, Plot Vastu Shastra, Property Management

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