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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.

File No. : **CMDA/PP/NHRB/C/0125/2023** Date : 30/03/2023

To

The Principal Chief Engineer,

Greater Chennai Corporation,

Chennai 600003

Sir,

Sub: CMDA – Area Plans Unit - NHRB (Central) - Planning Permission for the proposed construction of a Stilt floor + 5 floors (Height - 18.30m) Residential Building with 10 dwelling units availing Premium FSI at New Door No.342, Old Door No.182, 4th Avenue, Shanthi Colony, Anna Nagar West, Chennai 600040 comprised in Old S.No.207 (Part), T.S.No.60/5, Block No.19 of Koyambedu Village within the limit of Greater Chennai Corporation – Approved and forwarded to Local Body for the issue of Building Permit – Reg.

Ref:
1. Planning Permission Application received in SBC No. CMDA/PP/NHRB/C/0125/2023, dated 22.02.2023.
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.16.03.2023
9. DC and other charges remitted through online on 27.03.2023

The Planning Permission Application is for the proposed construction of a SStilt floor + 5 floors (Height - 18.30m) Residential Building with 10 dwelling units availing Premium FSI at New Door No.342, Old Door No.182, 4th Avenue, Shanthi Colony, Anna Nagar West, Chennai 600040 comprised in Old S.No.207 (Part), T.S.No.60/5, Block No.19 of Koyambedu Village within the limit 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 cited.

Sl. No.	Charges	Total Amount	Amount remitted in Receipt No. and Dated
I	Scrutiny Fees	Rs.3,059.00	CMDA/PP/Ch/10040/2023 & dt. : 22 February, 2023
II	Balance Scrutiny Fees	Rs.4,000.00	CMDA/PP/Ch/10252/2023 & dt. : 27 March, 2023
III	Development charges for land per Sq. m.	Rs.4,000.00	CMDA/PP/Ch/10252/2023 & dt. : 27 March, 2023
IV	Development charges for building per Sq. m.	Rs.17,000.00	CMDA/PP/Ch/10252/2023 & dt. : 27 March, 2023
V	Regularisation charge for land	Rs.53,000.00	CMDA/PP/Ch/10252/2023 & dt. : 27 March, 2023
VI	Security Deposit for Building	Rs.2,88,000.00	CMDA/PP/Ch/10252/2023 & dt. : 27 March, 2023
VII	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/10252/2023 & dt. : 27 March, 2023
VIII	I & A Charge	Rs.4,61,000.00	CMDA/PP/Ch/10252/2023 & dt. : 27 March, 2023
IX	Premium FSI Charges	Rs.49,51,000.00	CMDA/PP/Ch/10252/2023 & dt. : 27 March, 2023

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Chairman & Managing Director

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X	IDC - CMWSSB (For sewered area only)	Rs.3,35,000.00	CMDA/PP/Ch/10252/2023 & dt. : 27 March, 2023
XI	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/10252/2023 & dt. : 27 March, 2023

3. Two sets of approved Plans are Numbered as **OL-PP/NHRB/0115/2023 dated 30/03/2023** in **Planning Permit No. OL-00242** are sent herewith. The **Planning Permit** is valid for the period **from 30/03/2023 to 29/03/2031**.
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**

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Chairman & Managing Director

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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 :SANTHOSH KUMAR M.S
Designation :Assistant Planner
Date :03/31/2023 12:37:03 PM

Name: SANTHOSH KUMAR M.S

Designation: Assistant Planner

Date: 31 March, 2023

For

Chief Planner

Area Plan Unit

Encl :

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

Copy To:

M/s ARK Builders & Properties Pvt Ltd.,
Represented by its Managing Director Mr. S.R. Siva Kumar Doss,
GPA for 1. K.P Indira, K.P Nithya, K.P Vignesh Yadav, 2. N.Suguna, 3. G.Gnanaprakasam,
4. Kuruvilla Joseph, Sheela Kuruvilla, 5. Kalawathi Devi, 6. N. Durai Raj
Door No. 8, Plot No.8,
ARK Bilss, United India Colony,
4th Main Road,

Ark Builders
& Properties Promoters (P) Ltd
Chairman & Managing Director

Chennai – 600 024
Mobile No. – 98424 63511
Email Id – arkbuildersabc@yahoo.co.in

The Deputy Planner
Enforcement Cell (South), CMDA,
Chennai –600008. (With one set of approved plan).

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

The Member
Appropriate Authority
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai-600034.

The Chief Engineer,
CMWSSB,
No.75, Santhome High Road,
Raja Annamalaipuram, MRC Nagar,
Chennai-600028.

The Chairperson,
TNRERA,
No.1A, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai-600008. (With one set of approved plan).

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Chairman & Managing Director

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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

PLANNING PERMIT

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

File No.	:	**CMDA/PP/NHRB/C/0125/2023**
Planning Permission No.	:	**OL-PP/NHRB/0115/2023**
Permit No.	:	**OL-00242** **Date of Permit: 30.03.2023**

Name of Applicant with Address	:	**M/s.ARK Builders and Properties Promoters (P) Ltd,** Represented by its Managing Director S.R.Sivakumar Doss GPA for 1a.K.P.Indira, 1b.K.P.Nithya, 1c.K.P.Vignesh Yadav, 2.G.Gnanaprakasam, 3.N.Suguna, 4a.Kuruvilla Joseph, 4b.Sheela Kuruvilla, 5.Kalawathi Devi and 6.N.Durai Raj Ark Bliss, No.8, United India Colony 4th Main Road, Kodambakkam, Chennai 600024.
Date of Application	:	22.02.2023
Nature of Development: Building	:	Proposed construction of Stilt floor + 5 floors (Height - 18.30m) Residential Building with 10 dwelling units **availing Premium FSI**
Site Address	:	New Door No.342, Old Door No.182, 4th Avenue, Shanthi Colony, Anna Nagar West, Chennai 600040 comprised in Old S.No.207 (Part), T.S.No.60/5, Block No.19 of Koyambedu Village within the limit of Greater Chennai Corporation
Development Charge Paid	:	Rs.21,000/- (Rupees Twentyone thousand only)
Receipt No	:	CMDA/PP/Ch/10252/2023, Dated.27.03.2023

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 **29.03.2031**. The building construction work should be completed as per plan before the expiry date. If it is not possible to complete the construction, then 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

For **MEMBER SECRETARY**

Ark Builders
& Properties Promoters (P) Ltd
Chairman & Managing Director

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CONDITIONS

1. According to Section 79 of the T. & C. P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority under section 49 or sub section (1) of section 54 may appeal to the Government within two months from the date on which the decision or order was communicated.
2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the Planning Permission in the event of Planning Permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.

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& Properties Promoters (P) Ltd
Chairman & Managing Director

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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/WDCN08/00213/2023		CMDA/PP/NHRB/C/0125/2023 - 30/03/2023	
மண்டலம் / Zone	வார்டு / Ward	அனுமதி நாள் / Approval Date	விண்ணப்பித்த நாள்/ Application Date
N08	N103	07/06/2023	03/05/2023
விண்ணப்பித்தவர் பெயர் மற்றும் முகவரி / Applicant name & address		ARK BUILDERS and PROPERTIES PROMOTERS PVT LTD REP.BY ITS MANAGING DIRECTOR S.R.SIVAKUMAR DOSS GPA FOR 1.K.P. INDIRA, K.P.NITHYA,K.P.VIGNESH YADAV,2.G.GNANAPRAKASAM, 3.N.SUGUNA,4.KURUVILLA JOSEPH, SHEELA KURUVILLA,5.KALAWATHI DEVI& 6.N.DURAI RAJ ARK BLISS, No.8, UNITED INDIA COLONY, 4th MAIN ROAD, KODAMBAKKAM, CHENNAI-600024.	
சேவைபெறு நபர் / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:Old:182, New:342,Block No:19,Survey No.T.S.No.60/5, Iv Avenue (Shanthi Colony),Shanthi Colony(N103),Anna Nagar(N103),Koyambedu, Chennai, 600040	
Building License Fees			134100
Road cut charges - CMWSSB SEWERAGE			65000
Road cut charges - CMWSSB, WATER			65000
Road cut charges - TNEB			65000
Scrutiny Fees			1500
Workers Welfare Board			372400
மொத்தக் கட்டணம்/ Total (In Rs.)			703000

Amount (in words): Rupees Seven Lakh Three Thousand Only

Payment Details:
DD Number: 867301 Amount (In Rs.): 703000 Date: 13/05/2023 Bank: TAMILNAD MERCANTILE BANK LTD

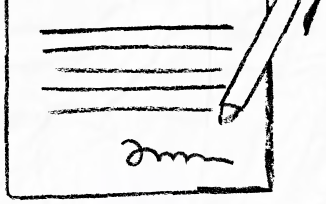
மேல் குறிப்பிட்ட நிபந்தனைகளுடன் அணுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி
Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

அனுமதி கால முடிவு 06/06/2028
Permit Valid upto 06/06/2028

Digitally Signed by Balamurali
Date: 07-Jun-2023 (16:09:25)

Executive Engineer (T.P.)

Ark Builders
& Properties Promoters (P) Ltd
Chairman & Managing Director



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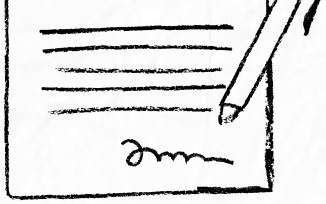
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Home Vastu Shastra, Plot Vastu Shastra, Property Management

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