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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Nataraj Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

E-mail: mcmda@tn.gov.in, Web site: www.cmdachennai.gov.in

Letter No.PP/NHRB/S/0388/2022

Dated:27.09.2022

To

The Commissioner,
St.Thomas Mount PU,
Chittlapakkam,
Chennai.

155 5617/2022

Sir,

Sub: CMDA – Area Plans Unit - 'B' Channel (South) - Planning Permission for the proposed construction of Stilt floor + 5 Floors (18.30m height) Residential building with 10 dwelling units at Plot No.19 & 20, Gayathri Nagar Main Road, Gayathri Nagar, Medavakkam, Chennai comprised in Old S.no.427/177B, New T.S.No.427/418 & 427/419 of Medavakkam Village within the limit of St. Thomas Mount Panchayat Union – Approved and forwarded to Local Body for issue of Building Permit – Reg.

- Ref:
1. Planning Permission Application received in SBC No.CMDA/PP/NHRB/S/0388/2022, dated 28.07.2022.
 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.78, H & UD Department dated 16.05.2017.
 6. G.O.(P's).No.18 MAWS (MA-I) Department, dated 04.02.2019.
 7. WP (MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913/2019 dated 12.04.2019
 8. This office online DC letter even No. dated 16.09.2022 sent to the applicant through online.
 9. Applicant paid the DC and other charges to CMDA through online dated 16.09.2022

For PEARLCONSTRUCTION CHENNAI PRIVATE LIMITED

Managing Director

The Planning Permission for the proposed construction of Stilt floor + 5 Floors (18.30m height) Residential building with 10 dwelling units at Plot No.19 & 20, Gayathri Nagar Main Road, Gayathri Nagar, Medavakkam, Chennai comprised in Old S.no.427/177B, New T.S.No.427/418 & 427/419 of Medavakkam Village within the limit of St. Thomas Mount Panchayat Union received in the reference 1st cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 8th cited.

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

i)	Development charges	₹ 18,000/-	Receipt No. CMDA/PP/Ch/ 8114/2022 Dated 28.07.2022
ii)	Scrutiny Fee	₹ 3,000/-	
iii)	Security Deposit for Building	₹ 2,68,000/-	
iv)	Regularisation Charges	₹ 14,000/-	
v)	Security Deposit for Display Board	₹ 10,000/-	
vi)	Infrastructure & Amenities Charges	₹ 4,14,000/-	
vii)	Security Deposit for Septic Tank STP	₹ 10,000/-	
viii)	Flag Day	₹ 500/-	

- Two sets of approved Plans are numbered as **OL-PP/NHRB/0027/2022**, dated **7.10.2022** in **Planning Permit No.OL-00027** are sent herewith. The Planning Permit is valid for the period from **07.10.2022** to **06.10.2030**.
- The Localbody 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.
- 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.
- 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

For PEARLCONSTRUCTION CHENNAI PRIVATE LIMITED

Managing Director

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PEARL CONSTRUCTION PRIVATE LIMITED

Managing Director

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
NITHYANANDAN ARANJAN
Date: 2023.09.27 13:03:02
+05'30'

for Senior Planner

For PEARLCONSTRUCTION CHENNAI PRIVATE LIMITED

Managing Director

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Your's faithfully,

For PEARLCONSTRUCTION CHENNAI PRIVATE LIMITED

Managing Director

Digitally signed by
NEELAKANDAN ANNANDAN
Date: 2022.08.27 12:03:05
+05'30'

for Senior Planner

Encl:-

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

Copy to: -

1. **M/s.Pearl Constructions**
Rep by Mr.S.Kannan
Door No.18, Plot No.16,
Gayatri Nagar Main Road, Medavakkam
Chennai - 600 100.
2. **The Deputy Planner**
Enforcement Cell (South), CMDA,
Chennai -600008. (With one set of approved plan).
3. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai-600034.
4. **The Member**
Appropriate Authority
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai-600034.
5. **The Chairperson,**
TNRERA,
No.1A, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai-600008.

For PEARLCONSTRUCTION CHENNAI PRIVATE LIMITED

Managing Director



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/0388/2022
 Planning Permission No. : OL-PP/NHRB/0027/2022
 PermitNo. : OL-00027 Date of Permit: 07.10.2022

Name of Applicant with Address : M/S. Pearl Constructions Rep by Mr.S.Kannan GPA
 Door No.16, Plot No.16
 Gayathri Nagar,
 Medavakkam,
 Chennai - 600 100..

Date of Application : 21.07.2022
 Nature of Development: Building : Stilt + 5 Floors with 18.30 m height Residential building
 with (Affordable Housing) 10 dwelling units

Site Address : Plot No.19 & 20, Gayathri Nagar Main Road, Gayathri Nagar,
 Medavakkam, Chennai Comprised in Old S.No.427/177B,
 New T.S.No.427/418 & 427/419 of Medavakkam Village
 within the limit of St. Thomas Mount Panchayat Union

Development Charge Paid : Rs. 7,37,500/-
 Receipt No : CMDA/PP/Ch/8114/2022, Dated, 28.07.2022

Permissions 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 26.09.2030. 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
 NEELAKANDAN
 ANANDAN
 Date: 2022.10.07
 18:24:56 +05'30'

For MEMBER SECRETARY

For PEARLCONSTRUCTION CHENNAI PRIVATE LIMITED

Managing Director

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 or 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.

For PEARLCONSTRUCTION CHENNAI PRIVATE LIMITED

Managing Director

**மேடவாக்கம் முதல்நிலை ஊராட்சி மன்ற தலைவர் அவர்களின்
நடவடிக்கைகள்**

முன்னிலை : திருமதி. சீவபூஷணம் ரவி

க.ஊ.எண் : 107/2022

நாள் : 30/11/2022

மு.மு.எண் : 5617/2022/உ/4/Date: 25.11.2022

P. P. No: CMRD: PL-PP/1/HRB/0029/2022 Date: 07.10.2022

பொருள் : கட்டிட/மனை உட்பிரிவு வரைப்பட அனுமதி - மேடவாக்கம் ஊராட்சி

தெரு/ரோடு, புல எண்: PLS.No: 427/177B New S.No: 427/418
மனைஎண்.....19, 20

கட்டிடம் / மனை உட்பிரிவு / சுற்றுச்சுவர் / கிணறு முதலியன
கட்டுவதற்கு அனுமதி வழங்கப்பட்டது.

பார்வை : அரசு ஆணை எண். 255 நாள் 19.08.97

திரு/திருமதி M/s Pearl Constructions Rep by Mrs. S. Kannan
மனுநாள்.....24/11/2022

உத்தரவு :-

திரு/திருமதி M/s Pearl Constructions Rep by Mrs. S. Kannan
புல எண்.....மனை எண்.....19, 20 மேடவாக்கம் ஊராட்சி ஆகிய பகுதிகளில் கட்டிடம் / சுற்றுச்சுவர் / கிணறு / கழிப்பிடம் / குளியலறை / கடைகள் / முதல் தளம் / இரண்டாம் தளம் / பேருந்து வண்டிகள் நிறுத்துமிடம் / மனை உட்பிரிவு ஆகியவகைகள் கட்டுவதற்கு கீழ்க்கண்ட நிபந்தனைகளுக்குட்பட்டு அனுமதி அளிக்கப்படுகிறது.

இந்த அனுமதியானது 29/11/2022-ம் தேதி வரை ஒரு ஆண்டுக்கு செல்லுபடியாகும் அனுமதி கட்டணம் ரூ. 12,400/- (ரூபாய் 12,400/-) கட்டி கட்டி வைக்கப்படும்.

செலுத்தியமைக்கான பல வகைப்பட்ட ரசீது எண்.....89861 நாள் 30/11/2022 மற்றும் அங்கீகரிக்கப்பட்ட வரை படங்கள் இத்துடன் இணைக்கப்பட்டுள்ளன.

நிபந்தனைகள்

1. கட்டிடத்தின் வலது பக்கத்தில் 1.5 மீட்டருக்கு குறையாமலும், இடது பகுதியில் 1.5 மீட்டருக்கு குறையாமலும் இரு பக்கங்களிலும் 3.00 மீட்டருக்கு குறையாமலும் இடைவெளி விடப்பட்டிருக்க வேண்டும்.
2. தமிழ்நாடு ஊராட்சியின் 1995-ம் ஆண்டு திருத்தப்பட்ட சட்டத்தின்படி சென்னை பெருநகர் வளர்ச்சிக் குழு விதிகளில் ஏற்படுத்தப்பட்டுள்ள எல்லா கட்டுப்பாடுகளுக்கும் உட்பட்டிருத்தல் வேண்டும்.
3. அரசாங்கத்திற்கு சொந்தமான இடங்களிலோ அல்லது இம்மனுதாரருக்கு சம்பந்தமில்லாத வேறு இடங்களிலோ ஆக்கிரமணம் செய்வது கூடாது.
4. கட்டிட வேலைகள் நடக்கும் பொழுதோ அல்லது வேறு எந்த நேரங்களிலோ ஊராட்சியிலிருந்து அய்வு செய்யவரும் அதிகாரிகளுக்கு அங்கீகரிக்கப்பட்ட வரை படங்களை காண்பித்து வசதியான மேலை நடக்குமிடங்களில் மேற்படி வரை படங்களை வைத்திருத்தல் வேண்டும்.

Managing Director

5. இந்த உத்திரவில் அனுமதிக்கப்பட்ட கால வரையரைக்குள் கட்டிடம் கட்டி முடிக்காவிட்டால் அனுமதியை மீண்டும் புதியதாக மனு கொடுத்து அனுமதி பெற வேண்டும்.
அனுமதித்த வரைபடத்தில் கூடுதலோ அல்லது மாறுதல் ஏதேனும் செய்து கட்ட வேண்டுமானால் அதற்குரிய திருத்தப்பட்ட வரைபடங்களுடன் தலைவர் / நிர்வாக அதிகாரிக்கு விண்ணப்பம் செய்து உத்திரவு பெற பிறகு தான் மாறுதல் கட்டிடம் கட்ட வேண்டும்.
7. கட்டிடம் கட்ட உத்திரவு பொய்ப்பதிவுகள் மூலம் பெற்றதாகவே அல்லது ஏதேனும் கட்டிட விதிகளுக்கு புறம்பாகவோ பெற்றதாயிருந்தால் மேற்படி உத்திரவை ரத்து செய்ய தலைவருக்கு உரிமை உண்டு.
8. புதியதாக கட்டப்படும் கட்டிட இடங்கள் எந்த நேரத்திலும் சுத்தமான பொது சுகாதாரக்கேடு விளைவிக்காத வகையில் வைத்து இருத்தல் வேண்டும்.
9. மனுதாரர் கட்டிடத்தை கட்டி முடித்த பின்பு இவ்வலுவலகத்திலிருந்து சான்றிதழ் பெற்ற பின்பே குடி புக வேண்டும்.
10. கட்டிடத்திலிருந்து வரும் கழிவு நீரை மனுதாரர் தன் சொந்த இடத்திற்குள்ளேயே நிறுத்தி வைத்து அவைகளை அப்புறப்படுத்தும் வகையில் வடிகால்களும், கழிவு நீர்த் தொட்டிகளும் அமைத்துக் கொள்ள வேண்டும்.
11. கட்டிடம் தொழிலகங்களுக்காகவோ அல்லது வேறு தொழிலாளர்கள் வேலை செய்ய வேண்டிய இடங்களுக்காகவோ கட்டப்படயிருந்தால் அவைகளுக்கு மாவட்ட அலுவலரிடமிருந்து தொழிலகங்களின் ஆய்வாளரிடமிருந்து மற்றும் உறுப்பினர், செயலாளர், சென்னை பெருநகர் வளர்ச்சி குழுமம் ஆகியோரிடமிருந்து அனுமதி பெற்றிருந்தல் வேண்டும்.
12. அங்கீகரிக்கப்பட்ட வரைபடங்களின்படியே கட்டிடம் கட்டி முடிக்கப்பட்ட பின்பு இவ்வூராட்சியிலிருந்து சான்றிதழ் பெற்றுக் கொள்ள வேண்டும்.
13. கட்டிட வேலை முடிந்த பின்போ அல்லது குடியேறிய பின்னரோ 15 தினங்களுக்குள் தலைவர் அவர்களுக்கு எழுத்து மூலமாக தெரிவிக்க வேண்டும்.

தலைவர் / நிர்வாக அதிகாரி
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பெறுநர்

திரு/திருமதி M/s Pearl Constructions

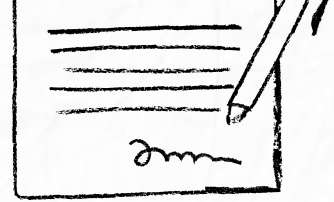
Rep by. Mrs. S. Kannan

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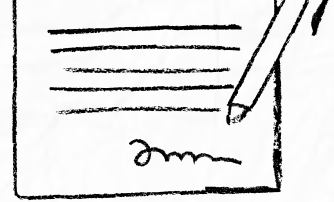
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