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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/S/0277/2023** Date : 25/09/2023

To

The Commissioner,

Tambaram Municipal Corporation,

Chennai.

Sir,

Sub: CMDA-Area plans Unit - NHRB (South) – Planning Permission for the proposed construction of Stilt floor + 4 floors + 5th floor (Part) (Height – 18.30m) Residential Building with 30 dwelling units for Affordable Housing at Plot No.6 (Part) & 15 (Part) Professors Colony Road, Professors Colony, East Tambaram, Chennai 600073 comprised in S.No.332/3C (Part), T.S.No.1/1, Block No.14, Ward-H of Selaiyur Village, Tambaram Taluk within the limit of Tambaram Municipal Corporation - Approved and forwarded to Local Body for issue of Building Permit - Reg

Ref:
1. PPA received in SBC No.CMDA/PP/NHRB/S/0277/2023 Dated:17/04/2023
2. NOC from IAF vide Letter No.TC/4906/2/ATS (Ty BM-DCCCLXXV) Dated 06.09.2023
3. This office letter even no. (via online) Dated 05.06.2023
4. Applicant letter and revised plan (via online) Dated 08.09.2023
5. G.O.Ms.No.86, H&UD Department dated 28.03.2012
6. G.O.Ms.No.85, H&UD Department dated 16.5.2017
7. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017
8. G.O.(Ms).No.18 MAWS Department, dated 04.02.2019
9. CMDA office order No.7/2019, dated.12.03.2019
10. This office DC advice letter even No. dated 15.09.2023 sent to the applicant through online
11. Applicant paid the DC and other charges to CMDA through online dated 21.09.2023

The Planning Permission Application for the proposed construction of Stilt floor + 4 floors + 5th floor (Part) (Height – 18.30m) Residential Building with 30 dwelling units for Affordable Housing at Plot No.6 (Part) & 15 (Part) Professors Colony Road, Professors Colony, East Tambaram, Chennai 600073 comprised in S.No.332/3C (Part), T.S.No.1/1, Block No.14, Ward-H of Selaiyur Village, Tambaram Taluk within the limit of Tambaram Municipal 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 in the reference 10th 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.6,726.00	CMDA/PP/Ch/10560/2023 & dt. : 17 April, 2023
II	Scrutiny Fees	Rs.3,352.00	CMDA/PP/Ch/11856/2023 & dt. : 08 September, 2023
III	Balance Scrutiny Fees	Rs.3,000.00	CMDA/PP/Ch/11924/2023 & dt. : 21 September, 2023
IV	Development charges for land per Sq. m.	Rs.6,000.00	CMDA/PP/Ch/11924/2023 & dt. : 21 September, 2023

V	Development charges for building per Sq. m.	Rs.35,000.00	CMDA/PP/Ch/11924/2023 & dt. : 21 September, 2023
VI	Regularisation charge for land	Rs.1,04,000.00	CMDA/PP/Ch/11924/2023 & dt. : 21 September, 2023
VII	OSR Charges	Rs.9,44,000.00	CMDA/PP/Ch/11924/2023 & dt. : 21 September, 2023
VIII	Security Deposit for Building	Rs.6,30,000.00	CMDA/PP/Ch/11924/2023 & dt. : 21 September, 2023
IX	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/11924/2023 & dt. : 21 September, 2023
X	I & A Charge	Rs.9,98,000.00	CMDA/PP/Ch/11924/2023 & dt. : 21 September, 2023
XI	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/11924/2023 & dt. : 21 September, 2023

3. Two sets of approved Plans are Numbered as **OL-PP/NHRB/0373/2023 dated 25/09/2023** in **Planning Permit No. OL-00518** are sent herewith. The **Planning Permit** is valid for the period **from 25/09/2023 to 24/09/2031**.
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

The conditions putforth by the IAF in Reference 2nd cited shall be complied.

Yours faithfully,

Signature valid
Name :SANTHOSH KUMAR M.S
Designation :Assistant Planner
Date :09/26/2023 6:25:18 PM

Name: SANTHOSH KUMAR M.S

Designation: Assistant Planner

Date: 26 September, 2023

For

Chief Planner

Area Plan Unit

Encl :

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

Copy To:

1.M/s.Harmony Residences Pvt Ltd
Rep by E.Revathy,
No.11/42, 12th Avenue,
Ashok Nagar,
Chennai – 600 083.
Email: joseph@harmonyhomes.in
Contact No: 9940139129

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

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

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/0277/2023**
Planning Permission No.	:	**OL-PP/NHRB/0373/2023**
Permit No.	:	**OL-0518** **Date of Permit: 25.09.2023**

Name of Applicant with Address	:	**M/s.Harmony Residences Private Limited,** Represented by its Manager E.Revathy GPA for Thiru.**G.Dinakaran** No.11/42, 12th Avenue, Ashok Nagar, Chennai 600083.
Date of Application	:	17.04.2023
Nature of Development: Building	:	Proposed construction of Stilt floor + 4 floors + 5th floor (Part) (Height – 18.30m) Residential Building with 30 dwelling units for **Affordable Housing**
Site Address	:	Plot No.6 (Part) & 15 (Part) Professors Colony Road, Professors Colony, East Tambaram, Chennai 600073 comprised in S.No.332/3C (Part), T.S.No.1/1, Block No.14, Ward-H of Selaiyur Village, Tambaram Taluk within the limit of Tambaram Municipal Corporation
Development Charge Paid	:	Rs.41,000/- (Rupees Fourty One thousand only)
Receipt No	:	CMDA/PP/Ch/11924/2023, Dated.21.09.2023

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 **24.09.2031.** 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

Digitally signed by M S SANTHOSH KUMAR
Date: 2023.09.25 15:07:10 +05'30'

For **MEMBER SECRETARY**

தாம்பரம் மாநகராட்சி
கட்டிட அனுமதி உத்தரவு

91

நாள் :30/10/2023

க.வி.எண்:009/CP/23-24/0077494 உ.ஆணை:009/BL/2023/05/064/01466

எண்:009/BPA/2023/02527

பொருள்: கட்டிட அனுமதி தாம்பரம் மாநகராட்சி, கிராமம்:, நகரளவு எண்: 1/1(332/3c p), தொகுதி: H, பகுதி : 14, கதவு/மனை எண்:Old No 6&15 PART NEW PLOT NO C கட்டிட அனுமதி வழங்கி உத்தரவிடுதல் பார்வை : HARMONY RESIDENCES PVT LTD Rep by Mrs E.REVATHY என்பவரது 14/10/2023 ம் தேதிய விண்ணப்பம் மனையின் பரப்பளவு-11039.000 சதுர அடி

S.No	Build Floor Name	UsageName	Build up Sqft
1	First Floor	RESIDENTIAL	5725.000
2	Second Floor	RESIDENTIAL	5725.000
3	Third Floor	RESIDENTIAL	5725.000
4	Fourth Floor	RESIDENTIAL	5725.000
5	Fourth Floor	RESIDENTIAL	5725.000
		Total Sqft	**28625.000**

செலுத்தப்பட்ட கட்டணங்களின் விவரம் பின்வருமாறு

S.No	கட்டணம்	தொகை ரூ.
1	Flag Day Collection Fund	1000.00
2	மழை நீர் சேகரிப்பு முன் வைப்புத் தொகை	27000.00
3	குடிநீர் இணைப்பு முன் வைப்புத் தொகை	90000.00
4	பாதாள சாக்கடை முன்வைப்புத் தொகை	600000.00
5	தொழிலாளர் நல நிதிக் கட்டணம்	760000.00
6	கட்டிட உரிமையாணைக் கட்டணம்	766000.00
	Total Amount	**2244000.00**

Receipt No	Receipt Date	Amount	Payment Mode
009/CP/23-24/0080442	26/10/2023	2244000.00	Online

Fees Description 2	DD/Challan No	DD/Challan Date	Amount

உத்தரவு :

2008-ம் ஆண்டின் தாம்பரம் மாநகராட்சி சட்டம் 275, 276-கட்டடம் கட்ட உத்தேசிக்கப்பட்டுள்ள கிராமம்:,கதவு/மனை எண்:Old No 6&15 PART NEW PLOT NO C, புரபசர் காலனி, கிழக்கு தாம்பரம், கிழக்கு தாம்பரம் , தொகுதி: H, பகுதி: 14,நகரளவு எண்: 1/1(332/3c p), உள்ள இடத்தை அங்கீகரித்து வரைபடத்தில் குறிப்பிட்டுள்ளவாறு மாறுதல் கட்டிடம்/ கூடுதல் கட்டடம்/ புதுப்பித்து கட்டிக்கொள்ள கீழ்கண்ட நிபந்தனைகளுடன் அனுமதி வழங்கப்படுகிறது. அங்கீகரிக்கப்பட்ட வரைபடங்களின் ஒரு தொகுப்பு இத்துடன் இணைக்கப்பட்டுள்ளது.

கட்டடம் கட்ட குறித்த இடத்தில் கட்டிடத்தை வரைபடத்தில் வரைந்துள்ளபடி/ திருத்தப்பட்டபடி கீழ்கண்ட நிபந்தனைகளுக்கு உட்பட்டு 30/10/2023 தேதியில் இருந்து 29/10/2028 தேதிக்குள் கட்டிக்கொள்ள உரிமை ஆணை வழங்கப்படுகிறது.

பெறுபவர்,

HARMONY RESIDENCES PVT LTD Rep by Mrs E.REVATHY
NEW NO 11,

R. Alagumeena

ஆணையாளர்
தாம்பரம் மாநகராட்சி
ZONE 5,

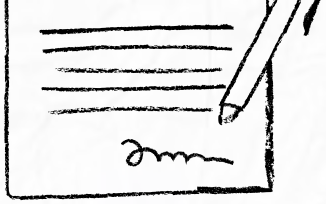
TAMBARAM CORPORATION CHENNAI-45 WEST TAMBARAM

நகல் : இளம் / உதவி பொறியாளர் - கட்டிடம் கட்டி முடிக்கப்பட்ட தேதியை தெரிவிக்க
நகல் : வருவாய் உதவியாளர் - கட்டிடம் கட்டி முடிக்கப்பட்ட பின்னர் கட்டிடத்திற்கு வரிவிதித்து வரிவிதிப்பு எண்ணை தெரிவிக்க
நகல் : வருவாய் பிரிவு எழுத்தர்.

For HARMONY RESIDENCES PRIVATE LIMITED

E. Revathy

Authorised Signatory



our services doesn't just end there

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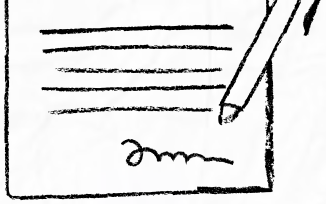
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