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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

Letter No.PP/NHRB/S(B1)/0614/2020, **Dated: 03.03.2021**

To

The Principal Chief Engineer,
Greater Chennai Corporation,
Ribbon Building, Chennai 600003

Sir,

Sub: CMDA – Area Plans Unit - 'B' Channel (South) - Planning Permission for the proposed construction of Group development comprising Two Blocks (Block A & B) consisting of Stilt floor + 4 floors with (17.50m height) Residential building with 16 dwelling units at Plot No.13, 14 & 15, Thiruvaluvar Nagar 3rd Avenue (West) and Sea world road / Water land Dr Road (East), Thiruvanmiyur, Chennai 600041 in Old S.No.213/2 (part) & 213/3 (part), T.S.No.314/5, Block No.65 & T.S.No.209/4, Block No.66 of Thiruvanmiyur Village within the limit of Greater Chennai Corporation– 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/0614/2020, dated.17.11.2020.
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.18 MAWS (MA-I) Department, dated 04.02.2019.
6. This office DC letter even No. dated:14.12.2020.
7. Letter dated.10.02.2021 received from the applicant.

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The Planning Permission Application for the proposed construction of Group development comprising Two Blocks (Block A & B) consisting of Stilt floor + 4 floors with (17.50m height) Residential building with 16 dwelling units at Plot No.13, 14 & 15, Thiruvaluvar Nagar 3rd Avenue (West) and Sea world road / Water land Dr Road (East), Thiruvanmiyur, Chennai 600041 in Old S.No.213/2 (part) & 213/3 (part), T.S.No.314/5, Block No.65 & T.S.No.209/4, Block No.66 of Thiruvanmiyur 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 reference 6th cited.

2. The applicant has remitted the following charges in the reference 7th cited.

i)	Development charges	₹ 43,000/-	Receipt No. B0018250, dated:30.12.2020.
ii)	Scrutiny Fee	₹ 5,000/-	
iii)	Regularization charges	Nil	
iv)	Open space & reservation charges	Nil	
v)	Security Deposit for Building	₹ 6,48,000/-	
vi)	Security Deposit for Display Board	₹ 10,000/-	
vii)	Security Deposit for Septic Tank	Nil	
viii)	Infrastructure & Amenities Charges	₹ 9,42,000/-	
ix)	Premium FSI Charges	Nil	
x)	Shelter charges	Nil	
xi)	MIDC Charges	₹ 6,21,000/-	

3. Two sets of approved Plans are numbered as **PP/NHRB/63/2021/AtoC, dated. 03.03.2021, Planning Permit No.13971** are sent herewith. The Planning Permit is valid for the period from **03.03.2021 to 02.03.2026.**

4. 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.

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 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. 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'

10. This Planning Permission is not final. The applicant has to approach the the Principal Chief Engineer, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

11. Applicant shall not commence construction without building approval from the Greater Chennai Corporation

12. 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.

Yours faithfully,

For Member Secretary

3/12/21

Encl:

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

Copy to:

1. **1.Thiru.Narain Valiram Mahbubani and**
   2.Tmt.Jaya Narain Mahbubani,
   Door No.27, Plot No.:27, Saravana street,
   T.Nagar, Chennai 600017
2. **The Deputy Planner**
   Enforcement Cell (South), CMDA, Chennai – 8.
   (With one set of approved plans).
3. **The Commissioner of Income Tax**
   No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-34.
4. **The Member**
   Appropriate Authority
   No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-34.
5. **The Managing Director,**
   CMWSSB,
   No.2, Pumping Station Road,
   Chinthadripet,
   Chennai-600002.

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 13971

PP/NHRB/63/2021/A to C Date of Permit 03.03.2021

1. Thiru. Narain Valiyaram Mahbubani and 2. Tmt. Jaya Narain Mahbubani

File No. PP/NHRB/S(BD)/61A/2020

Name of Applicant with Address. Door No. 27, Plot No. 27, Sarayaraq Street, T. Nagar, Chennai-17.

Date of Application 17.11.2020

Nature of Development : ~~Layout/Sub-division of Land~~/Building construction/~~Change in use of Land~~/Building

Site Address PP for the proposed construction of Group Development comprising Two Blocks (Block A&B) consisting of Stilt floor + 4 floors with 17.50m Height Residential building with 16 dwelling units at Plot No. 13, 14 & 15, Thiruvaluvar Nagar 3rd Avenue (West) and Sea World Road/Water land Dr. Road (East), Thiruvanmiyur, Chennai-41 in old S.No. 213/2 (part) & 213/3 (part), T.S.No. 314/5, Block No. 65 L

Division No.

Development Charge paid Rs. 43,000/- Challan No. Receipt No. B0018250 Date T.S.No. 209/4, Block No. 66 of Thiruvanmiyur village dt. 30.12.2020

PERMISSION is granted to the ~~layout/sub-division of land~~/building construction/~~change in use of land~~/building according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

3. The permit expires on 02.03.2026

the building construction work should be completed as per plan before the expiry date. If it is not possible to Complete the construction, request for renewing the planning permit should be submitted to Chennai Metropolitan Development Authority before the expiry date. If it is not renewed before the said date fresh. Planning Permission application/has to be submitted for continuing the construction work when the Development Control Rules that may be currently in force at that time will be applicable. If the construction already put up is in deviation to the approved plan and in violation of rules. Planning permit will not be renewed.

For MEMBER SECRETARY

05/03/21

2/3/2021

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/WDCN13/00238/2021		PP/NHRB/S(B1)/0614/2020 - 03/03/2021	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N13	N182	19/08/2021	07/04/2021
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		NARAIN VALIRAM MAHBUBANI-& JAYA NARAIN MAHBUBANI NO. 27, SARAVANA STREET, T.NAGAR, CHENNAI - 600017.	
வேண்டப்படு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமையிடம் / Plot address		Block No:65 & 66,Plot No:13.14 & 15, Survey No:TS.No:314/5 & 209/4, 3rd Avenue,, Thiruvalluvar Nagar Beach Road(Water Land Drive),Thiruvalluvar Nagar,Thiruvanmiyur,Thiruvanmiyur, Chennai, 600041	
Building License Fees			326800
Road cut charges - CMWSSB SEWERAGE			24500
Road cut charges - CMWSSB, WATER			18400
Road cut charges - TNEB			18400
Scrutiny Fees			600
Workers Welfare Board			425700
மொத்தக் கட்டணம்/ Total (In Rs.)			814400

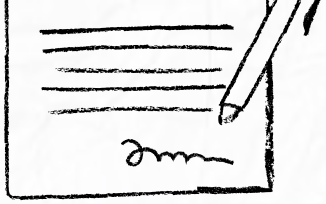
Amount (in words): Rupees Eight Lakh Fourteen Thousands Four Hundred Only

Payment Details:
DD Number: 022803 Amount (In Rs.): 814400 Date: 06/08/2021 Bank: AXIS BANK LTD.

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 18/08/2026
Permit Valid upto 18/08/2026

Digitally Signed by K Sundararajan
Date: 19-Aug-2021 (17:27:37)
Executive Engineer (T.P.)



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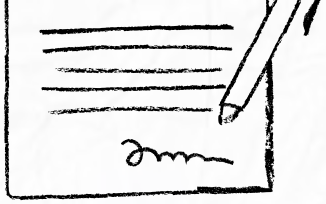

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