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PP/NHRB/N/0402/2020

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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
Website: www.cmdachennai.gov.in

Letter No. PP/NHRB/N/0402/2020 Dated: 30.07.2021

To

The Principal Chief Engineer
Greater Chennai Corporation
Ribbon Building
Chennai – 600 003.

Sir,

Sub: CMDA – APU – (B Channel – North Division) – Planning Permission Application for the Revision to the Earlier approval for the proposed construction of Group Development of **Block-1:** Stilt + 5 Floors Residential Building with 15 Dwelling units, **Block – 2:** Stilt + 2 Floors + 3rd Floor Part + 4th Floor Part + 5th Floor Part Residential Building with 27 Dwelling units Totally 42 Dwelling units Availing with Premium FSI at Sub Divisional Plot A, Thirukural Munusamy Street, Mogappair West, Chennai – 37 comprised in Old S.No. 259/2, 212/1A, 271/7 Part, T.S.No.13/1, Block No. 37, Ward – H (As per Patta) of Mogappair Village within Greater Chennai Corporation Limits - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

Ref:
1. The PPA received in SBC No.CMDA/PP/NHRB/N/0402/2020 dated 22.07.2020.
2. Earlier Planning Permission issued vide PP No.B/Spl.Bldg/26 A&B/2016 in File No.B3/18164/2014, dated.16.11.2016.
3. G.O.Ms.No.86, H&UD Department dated 28.03.2012.
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, Municipal Administration and Water Supply (MA.I) Dept. dated 4.2.2019.
7. CMDA office order No.7/2019 dated 12.3.2019.
8. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
9. This office DC advice sent to the applicant in this office letter even No. dated 07.10.2020.

10. The applicant's letter dated.05.07.2021.

*****

The Planning Permission Application for the Revision to the Earlier approval for the proposed construction of Group Development of **Block-1:** Stilt + 5 Floors Residential Building with 15 Dwelling units, **Block – 2:** Stilt + 2 Floors + 3rd Floor Part + 4th Floor Part + 5th Floor Part Residential Building with 27 Dwelling units Totally 42 Dwelling units Availing with Premium FSI at Sub Divisional Plot A, Thirukural Munusamy Street, Mogappair West, Chennai – 37 comprised in Old S.No. 259/2, 212/1A, 271/7 Part, T.S.No.13/1, Block No. 37, Ward – H (As per Patta) of Mogappair Village within Greater Chennai Corporation Limits 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 9th cited.

2. The applicant has remitted the following charges in the reference 10th cited.

This proposal is revision to the earlier approval issued in the reference 2nd cited. Hence the earlier remitted charges have been adjusted now in the revised present proposal. Planning Permitted issued earlier in the reference 2nd cited has been cancelled.

Sl. No.	Description	Total Amount	
1.	Development Charge	Rs.6,000/- (Rupees Six Thousand only)	Vide Receipt No.B0019375 dated 02.07.2021.
2.	Scrutiny Fee	Rs.9,000/- (Rupees Nine Thousand only)	
3.	I & A charges	Rs.3,33,000/- (Rupees Three Lakh Thirty Three Thousand only)	
4.	Security Deposit for Building	Rs.32,000/- (Rupees Thirty Two Thousand only)	
5.	SD for Display Board	Rs.10,000/- (Rupees Ten Thousand Only)	
6.	CMWSSB Charges	Rs.3,33,000/- (Rupees Three Lakh Thirty Three Thousand only)	
7.	Premium FSI Charges	Rs.8,95,000/- (Rupees Eight Lakh Ninety Five Thousand only)	
8.	Flag Day	Rs. 500.00 (Rupees five hundred only)	

PP/NHRB/N/0402/2020

3. Two sets of approved Plans are Numbered as **B/NHRB/223/2021/A&B dated.30.07.2021** in **Planning Permit No.14331** are sent herewith. The **Planning Permit** is valid for the period **from 30.07.2021 to 29.07.2026**.

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 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 Govt. in G.O.Ms.No.112, H&UD Dept. dated 22.6.2017, to carry out the provisions of Real Estate (Regulation and 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".

"தமிழ்நாடு அரசு, அரசாணை எண் **G.O.Ms.No.112, H&UD Dept.** நாள் **22.6.2017**–ல் கட்டிட, மனை விற்பனை (முறைப்படுத்தலும் மற்றும் மேம்படுத்தலும்) விதிகள் **2017**–க்கு ஒப்புதல் அளித்துள்ளது. இதன்படி மனை/கட்டிடம் விற்பவர் உத்தேசிக்கப்படவிருக்கும் மனை, கட்டிடம் (அ) அபார்ட்மெண்ட்டிற்கு விளம்பரம் செய்யவோ விற்பனை செய்யவோ முன்பதிவு செய்யவோ, விற்கவோ (அ) விலை அறிவிப்பு செய்யவோ மனை, கட்டிடம் (அ) அபார்ட்மெண்ட்டுகளை வாங்குபவர்களுக்கு அழைப்பு விடுக்கவோ எதுவாக இருந்தாலும், அக்கட்டிட, மனை விற்பனை திட்டத்தை தமிழ்நாடு கட்டிட, மனை விற்பனை ஒழுங்குமுறை குழுமத்தில் பதிவு செய்த பிறகே, செயல்படுத்த வேண்டும் என்ற நிபந்தனைக்கு உட்பட்டு இந்த திட்ட அனுமதி ஒப்பளிக்கப்படுகிறது."

9. This Planning Permission is not final. The applicant has to approach the Principal Chief Engineer, Greater Chennai Corporation 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

Yours faithfully,

30/7/21

For Chief Planner
Area Plans Unit

30/7/21

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

PP/NHRB/N/0402/2020

Copy To:

1. M/s. India Builders Chennai Limited
   Represented by its ChairmanThiru.J.Uttam Kumar,
   GPA of Mohamed Irfan and 7 others,
   Door No. AA – 36, 3rd Street,
   3rd Main Road, Anna Nagar,
   Chennai – 600 040.

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 Senior Planner**
   Enforcement Cell CMDA,
   Chennai – 600 008.

5. **The Chief Engineer**
   CMWSSB
   No.1, Pumping Station Road,
   Chintadripet,
   Chennai – 600 002

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Chennai Metropolitan Development Authority
PLANNING PERMIT
(Sec 49 of T & C. P. Act 1971)

PERMIT No. 14331 Date of Permit 30.07.2021

B/NHRB/223/2021/A&B

File No PP/NHRB/N/0402/2020

Name of Applicant with Address M/s. India Builders (Chennai) Limited Rep by Mr. J. Uttam Kumar (GPA) of Mr. Mohammed Irfan and others. Door No. AA 36, 3rd Street, 3rd Main Road, Anna Nagar, Chennai - 600 040.

Date of Application 22.07.2020

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

Site Address PP-For the Revision to the earlier Approval for the proposed construction of Group development of Block-1: Stilt + 5 Floors Residential Building with 15 dwelling units

Division No. Block-2: Stilt + 2 Floors + 3rd Floor part + 4th Floor part + 5th Floor part Residential Building 27 dwelling units Totally 42 Dwelling units with availing premium FSI at

Development Charge paid Rs. 6000/- Challan No. 8001937 Date 02.07.2021

Sub divisional plot - A Thirukkural Muthusamy Street Mogappair West, Chennai - 37 comprised in Old S.No. 257/2, 212/1A, 271/7 part T.S.No. 13/ Block No 37, Ward - H (As per Patta) of Mogappair Village.

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 30.07.2026 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.

30/7/21

For MEMBER SECRETARY

29/7/21

119

Extra Expense

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/WDCN07/00328/2022		PP/NHRB/N/0402/2020 - 30/07/2021	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனு செய்யப்பட்ட நாள்/ Application Date
N07	N092	26/10/2022	05/08/2021
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		Ms India Builders Chennai Limited-Rep.by its Chairman Mr.J.Uttam Kumar GPA of Mohamed Irfan & 7 Others, Door No:AA-36, 3rd Street,3rd Main Road, Anna Nagar, Chennai -600040.	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Block No:37, WARD-H,Plot No:A, Survey No:T.S.No.13/1,Thirukkural Munusamy Street, PANNEER NAGAR,NEAR DAV GIRLS SCHOOL,MUGAPPAIR,Mogappair, Chennai, 600037	
Building License Fees		471400	
Road cut charges - CMWSSB SEWERAGE		28500	
Road cut charges - CMWSSB, WATER		21400	
Road cut charges - TNEB		21400	
Scrutiny Fees		600	
Workers Welfare Board		599900	
மொத்தக் கட்டணம்/ Total (In Rs.)		1143200	

Amount (in words): Rupees Eleven Lakhs Forty Three Thousands Two Hundred Only

Payment Details:

DD Number: 111292 Amount (In Rs.): 1143200 Date: 13/10/2022 Bank: AXIS BANK LTD.

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

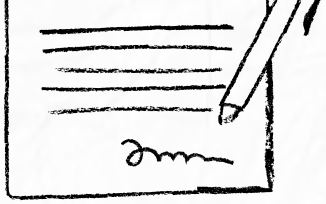
Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

அனுமதி கால முடிவு 25/10/2027

Permit Valid upto 25/10/2027

Digitally Signed by K Sundararajan
Date: 26-Oct-2022 (16:18:19)

Executive Engineer (T.P.)



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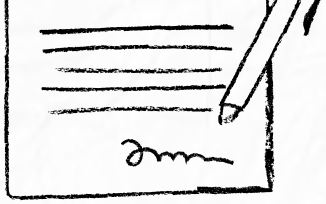

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