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BY REGISTERED POST WITH ACK-DUE

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. CMDA/PP/NHRB/C/0237/2022 **Dated: 31.10.2023**

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 Stilt Floor + 4 Floors + 5th Floor Part Residential building with 10 Dwelling Units at Plot No.5, Door No.14, Valmiki Street, T.Nagar, Chennai – 17, comprised in Old S.No. 4793 Part, New R.S.No. 8354, Block No.109 of T.Nagar 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/0237/2022, dated 28.04.2022.
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 DC letter dated. 09.06.2022.
9. Applicant paid DC and other charges on 09.10.2023

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The Planning Permission Application received for the the proposed construction of Stilt Floor + 4 Floors + 5th Floor Part Residential building with 10 Dwelling Units at Plot No.5, Door No.14, Valmiki Street, T.Nagar, Chennai – 17, comprised in Old S.No. 4793 Part, New R.S.No. 8354, Block No.109 of T.Nagar 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 8th cited.

2. The applicant has remitted the following charges in the reference 9th cited.

S.No.	Charges	Total Amount	
1.	Development Charges for land	Rs. 3,000	Amount Remitted in Receipt No. B0024270, dated 09.10.2023
2.	Development Charges for Building	Rs. 27,000	
3.	Balance Scrutiny charges	Rs. 5,000	
4.	Regularisation Charge for land	Rs. 75,000	
5.	Security Deposit for Building	Rs. 4,90,000	
6.	Security Deposit for display board	Rs. 10,000	
7.	Infrastructure & Amenities charges	Rs. 7,78,000	
8.	Premium FSI Charges	Rs. 2,77,46,000	
9.	MIDC Charges	Rs. 5,70,000	
10.	Flag day charges	Rs. 500	

3. Two sets of approved Plans are Numbered as **PP/NHRB/15/2023 dated. 31.10.2023** in **Planning Permit No. 15083** are sent herewith. The **Planning Permit** is valid for the period **from 31.10.2023 to 30.10.2031.**

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 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.

6. 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.

7. 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".**

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 difference stages by CMDA

10. 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.

11. Applicant shall not commence construction without building approval from the Local Body concerned.

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,

01/11/2023

for Chief Planner (NHRB)

01/11/2023

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

Copy to: -

1. **Mrs.Vandana Aravind**
   Door No.27,
   Saravana Street, T.Nagar,
   Chennai – 600 017.

2. **The Deputy Planner**
   Enforcement Cell (Central), CMDA,
   Chennai – 600 008. (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 Chief Engineer,**
   CMWSSB,
   No.75, Santhome High Road,
   Raja Annamalaipuram, MRC Nagar,
   Chennai-600028.

6. **The Chairperson,**
   TNRERA,
   No.1A, 1st Floor,
   Gandhi Irwin Bridge Road, Egmore,
   Chennai – 600 008. (With one set of approved plan).

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Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 15083 PP/NHRB/15/2023 Date of Permit 31.10.2023

File No PP/NHRB/C/237/2022

Name of Applicant with Address Tmt. Vandhana Aravind
GPA - Thiru - T. Udayakumar:
NO: 27, Saravana street
T. Nagar, Chennai. 17

Date of Application 28.04.2022

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

The Planning Permission application is for

Site Address The proposed construction of stilt floor + 4 floor + 5th floor part, Residential

Division No. building with 10 dwelling units with availing peremim FSI at Plot No 5, Door No 14, valmiki street T.nagar chennai, comprised in old S.No. 4793 part, RS No. 8354, Block No 109 of T. Nagar Division.

Development Charge paid Rs. 30,000 Challan No. B0024298 Date 09.10.2023

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 30.10.2031 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.~~

31/11/2023

For MEMBER SECRETARY

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/WDCN09/00462/2023		CMDA//PP/NHRB/C/0237/2022 - 31/10/2023	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N09	N117	18/12/2023	21/11/2023
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		VANDANA ARAVIND-DOOR NO: 27, SARAVANA STREET, T.NAGAR, CHENNAI-600017.	
சேவைபாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:14,Block No:109,Plot No:5, Survey No:R.S.No:8534, Valmigi Street,T.Nagar,T.Nagar,Thyagaraya Nagar, Chennai, 600017	
Building License Fees		494800	
Road cut charges - CMWSSB SEWERAGE		26700	
Road cut charges - CMWSSB, WATER		20100	
Road cut charges - TNEB		20100	
Scrutiny Fees		2600	
Workers Welfare Board		652300	
மொத்தக் கட்டணம்/ Total (In Rs.)		1216600	

Amount (in words): Rupees Twelve Lakhs Sixteen Thousands Six Hundred Only

Payment Details:

DD Number: 025473 Amount (In Rs.): 1216600 Date: 01/12/2023 Bank: AXIS BANK LTD.

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

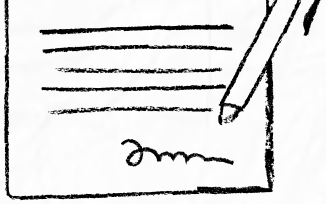
Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

அனுமதி கால முடிவு 17/12/2028

Permit Valid upto 17/12/2028

Digitally Signed by K Sundararajan
Date: 18-Dec-2023 (18:04:17)

Executive Engineer (T.P.)



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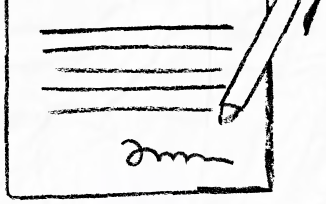
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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