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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

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

File No. : CMDA/PP/NHRB/S/0470/2023
Planning Permission No. : OL-PP/NHRB/0382/2023
PermitNo. : OL-00527 Date of Permit: 28.09.2023

Name of Applicant with Address : M/s.Rohini Property Developers, Represented by its
Managing Partner V.Balasubramanian,
No.13/2, 3rd cross street, Sterling Road,
Nungambakkam, Chennai-600034.
[Email- Balarpd1@gmail.com](mailto:Email-Balarpd1@gmail.com)
Contact No: 9962853304

Date of Application : 01.07.2023

Nature of Development: Building : Stilt floor + 3 floors (Height - 12.0m) Residential Building with
12 dwelling units

Site Address : Plot No.1, (As per CMDA subdivision), Pallavaram, Chennai
600043 comprised in S.No.184/3 (Part), T.S.No.14/4 (Part),
Block No.2, Ward - C of Zamin Pallavaram Village, Pallavaram
Taluk, within the limit of Tambaram Municipal Corporation

Development Charge Paid : Rs.26,000/- (Rupees Twenty Six thousand only)

Receipt No : CMDA/PP/Ch/11991/2023, Dated.27.09.2023.

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 27.09.2031. 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
SHANTHI KASUNDAM
DN: cn=SHANTHI KASUNDAM,
o=CMDA, ou=CMDA, email=shanthi@cmda.gov.in,
c=IN
For MEMBER SECRETARY



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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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/0470/2023

Date : 28/09/2023

To
The Commissioner,
Tambaram Municipal Corporation,
Chennai.
Sir,

Sub: CMDA-Area plans Unit - NHRB (South) – Planning Permission for the proposed construction of Stilt floor + 3 floors (Height – 12.0m) Residential Building with 12 dwellings at Pot No.1, (As per CMDA approved subdivision - PPD/LO No. 184/2022), Pallavaram, Chennai 600043 comprised in S.No.184/3 (Part), T.S.No.14/4 (Part), Block No.2, Ward – C of Zamin Pallavaram Village, Pallavaram Taluk, within the limit of Tambaram Municipal 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/0470/2023 dated.01.07.2023.
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 15.5.2017
5. Govt. letter No.6188/UD-3/2017-8 received from H&UD Dept. dated 13.6.2017.
6. G.O.(Ms).No.18 MAWS (MA-3) Department, dated 04.02.2019
7. CMDA office order No.7/2019, dated 12.03.2019
8. This office online DC letter even.No. dated.26.09.2023
9. Applicant paid the DC and other charges to CMDA through online dated.27.09.2023

The Planning Permission application for the proposed construction of Stilt floor + 3 floors (Height – 12.0m) Residential Building with 12 dwellings at Pot No.1, (As per CMDA approved subdivision - PPD/LO No. 184/2022), Pallavaram, Chennai 600043 comprised in S.No.184/3 (Part), T.S.No.14/4 (Part), Block No.2, Ward – C of Zamin Pallavaram Village, Pallavaram 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 8th 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.3,978.00	CMDA/PP/Ch/11195/2023 & dt. : 01 July, 2023
II	Scrutiny Fees	Rs.2,007.00	CMDA/PP/Ch/11829/2023 & dt. : 05 September, 2023
III	Balance Scrutiny Fees	Rs.3,000.00	CMDA/PP/Ch/11991/2023 & dt. : 27 September, 2023
IV	Development charges for land per Sq. m.	Rs.4,000.00	CMDA/PP/Ch/11991/2023 & dt. : 27 September, 2023
V	Development charges for building per Sq. m.	Rs.22,000.00	CMDA/PP/Ch/11991/2023 & dt. : 27 September, 2023
VI	Security Deposit for Building	Rs.3,78,000.00	CMDA/PP/Ch/11991/2023 & dt. : 27 September, 2023

VII	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/CH/11991/2023 & dt. : 27 September, 2023
VIII	I & A Charge	Rs.5,29,000.00	CMDA/PP/CH/11991/2023 & dt. : 27 September, 2023
IX	Security Deposit for Septic Tank / STP	Rs.13,000.00	CMDA/PP/CH/11991/2023 & dt. : 27 September, 2023
X	Flag Day Charge	Rs.500.00	CMDA/PP/CH/11991/2023 & dt. : 27 September, 2023

3. Two sets of approved Plans are Numbered as OL-PP/NHRB/0362/2023 dated 28/09/2023 in Planning Permit No. OL-00527 are sent herewith. The Planning Permit is valid for the period from 28/09/2023 to 27/09/2031.
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 Acts 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

Yours faithfully,



Signature valid

Name : SHANMUGASUNDARI U
Designation : Assistant Planner
Date : 09/09/2023 1:30:44 PM

Name: SHANMUGASUNDARI U
Designation: Assistant Planner
Date: 29 September, 2023
For
Chief Planner
Area Plan Unit

Encl :

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

Copy To:

M/s. ROHINI PROPERTY DEVELOPERS Rep by Its partner V BALASUBRAMANIAN
No. 13/2, 3rd Cross Street,
Sterling Road, Nungambakkam,
Chennai 600 034.

உள்ளூர் திட்டக் குழுமம், TAMBARAM CITY MUNICIPAL CORPORATION

திட்ட அனுமதி உத்தரவு
(பிரவு 49, நகர் ஊரமைப்பு சட்டம் 1971)

கட்டிட விண்ணப்ப எண் : 009/CP/23-24/0084511

நாள்: 15-Dec-2023

பி.ஏ எண் : 009/BPA/2023/02775

கட்டிட அனுமதி எண் : 009/BL/2023/02/021/01561

திட்ட அனுமதி எண் : OL-PP/NHRB/0382/2023

மனுதாரர் பெயர் : M/s மெர்சஸ்.ரோகினி பிராபர்டி டெவலப்பர்ஸ் பங்குதாரர்
வே.பாலசுப்ரமணியன்

முகவரி : PLOT NO: 1 , சென்னை

மனுவின் நாள் : 10-Nov-2023

நில / கட்டிட விளக்கம் : கட்டிடம் / கூடுதல் கட்டிடம் / புதுப்பித்து கட்டிக்கொள்ள

தொகுதி : C பகுதி : 2

கதவு/மனை எண் : PLOT NO: 1 நகரளவுஎண் : 14/4(PART)

தெரு : கிருஷ்ணசாமி சாலை கட்டபொம்மன் நகர்

அபிவிருத்திக் கட்டணம் : செலான் நெ: 009/CP/23-24/0089922 நாள் : 07-Dec-2023

கட்டணம்:

முழுமைத்திட்டத்தில் கண்டுள்ள கட்டுப்பாட்டுக்குட்பட்டு, மேற் காணும் நகரளவு எண் 14/4(PART), கிருஷ்ணசாமி சாலை கட்டபொம்மன் நகர், கட்டபொம்மன் நகர், ஜமீன் பல்லாவரம் தெருவில் கட்டிடம் கட்டிக் கொள்ள கீழ்க்கண்ட நிபந்தனைபேரில் 15-Dec-2023 முதல் 14-Dec-2028 வரை ஐந்து ஆண்டு காலத்திற்கு திட்ட அனுமதி வழங்கப்படுகிறது.

நிபந்தனை

(1) அரசாணை எண் 154, விட்டு வசதி மற்றும் நகர்புற வளர்ச்சித்துறை, நாள்: 13.10.2020 அரசால் வழங்கப்பட்ட அதிகார பகிர்வு உத்தரவுப்படி திட்ட அனுமதி வழங்கப்படுகிறது.

(2) இந்த திட்ட அனுமதி தவறான தகவல்கள் பேரில் வழங்கப்பட்டிருந்தால் அதை தள்ளுபடி

செய்யவோ, நிறுத்தி வைக்கவோ ஆணையருக்கு அதிகாரம் உள்ளது.

பெறுபவர்,

மெர்சஸ்.ரோகினி பிராபர்டி
டெவலப்பர்ஸ் பங்குதாரர்
வே.பாலசுப்ரமணியன்
PLOT NO: 1 , சென்னை

ஆணையாளர்
தாம்பரம் மாநகராட்சி
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