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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/C/0310/2023

Date : 05/09/2023

To

The Commissioner,
 Mangadu Municipality,
 Chennai.
 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 42 Dwelling Units (Affordable housing) and GYM (Height- 18.00m) at Vasantha Puram Main Road, Mangadu, Chennai, Comprised in Old S.No.273/10, New S.No.473/10A, 473/11, 473/12 & 474/1A (as per document) and S.No.473/10A2, 473/11B, 473/12B & 474/1A2(as per patta) of Mangadu-B village within the limits of Mangadu Municipality – Approved and forwarded to Local Body for issue of Building Permit – Reg.

- Ref:
1. Planning Permission Application received in SBC No. CMDA/PP/NHRB/C/0310/2023, dated 02.05.2023.
 2. Call for particulars letter sent to the applicant (via online) dated 23.06.2023.
 3. Applicant letter with Revised plan (via online) dated 07.07.2023.
 4. Call for particulars letter sent to the applicant (via online) dated 07.08.2023.
 5. Applicant letter with Revised plan (via online) dated 11.08.2023.
 6. G.O.Ms.No.86, H&UD Department dated 28.03.2012.
 7. G.O.Ms.No.78, H&UD Department dated 4.5.2017.
 8. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
 9. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
 10. G.O.(Ms).No.18 MAWS Department, dated 04.02.2019 and published in Government Gazette No.43, Extraordinary Part III, Section 1(a), dated 04.02.2019.
 11. Office Order No.7/2019 dated 12.03.2019.
 12. This office DC advice letter sent to the applicant through online, dated 02.09.2023.
 13. Applicant remitted DC and other charges to CMDA through online dated 02.09.2023.

The Planning Permission Application received for the Proposed construction of Stilt Floor + 4 Floors + 5th Floor Part Residential Building with 42 Dwelling Units (Affordable housing) and GYM (Height- 18.00m) at Vasantha Puram Main Road, Mangadu, Chennai, Comprised in Old S.No.273/10, New S.No.473/10A, 473/11, 473/12 & 474/1A (as per document) and S.No.473/10A2, 473/11B, 473/12B & 474/1A2(as per patta) of Mangadu-B village within the limits of Mangadu Municipality has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the DC letter.

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.9,271.00	CMDA/PP/Ch/10662/2023 & dt. : 02 May, 2023
II	Scrutiny Fees	Rs.4,635.00	CMDA/PP/Ch/11290/2023 & dt. : 07 July, 2023
III	Scrutiny Fees	Rs.1,845.00	CMDA/PP/Ch/11624/2023 & dt. : 11 August, 2023

IV	Balance Scrutiny Fees	Rs.2,000.00	CMDA/PP/Ch/11791/2023 & dt. : 02 September, 2023
V	Development charges for land per Sq. m.	Rs.7,000.00	CMDA/PP/Ch/11791/2023 & dt. : 02 September, 2023
VI	Development charges for building per Sq. m.	Rs.48,000.00	CMDA/PP/Ch/11791/2023 & dt. : 02 September, 2023
VII	Regularisation charge for land	Rs.86,000.00	CMDA/PP/Ch/11791/2023 & dt. : 02 September, 2023
VIII	OSR Charges	Rs.21,32,000.00	CMDA/PP/Ch/11791/2023 & dt. : 02 September, 2023
IX	Security Deposit for Building	Rs.8,66,000.00	CMDA/PP/Ch/11791/2023 & dt. : 02 September, 2023
X	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/11791/2023 & dt. : 02 September, 2023
XI	Security Deposit for Septic Tank / STP	Rs.44,000.00	CMDA/PP/Ch/11791/2023 & dt. : 02 September, 2023
XII	I & A Charge	Rs.13,77,000.00	CMDA/PP/Ch/11791/2023 & dt. : 02 September, 2023
XIII	Shelter Charges	Rs.1,92,000.00	CMDA/PP/Ch/11791/2023 & dt. : 02 September, 2023
XIV	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/11791/2023 & dt. : 02 September, 2023

- Two sets of approved Plans are Numbered as **OL-PP/NHRB/0350/2023** dated **05/09/2023** in **Planning Permit No. OL-00494** are sent herewith. The **Planning Permit** is valid for the period from **05/09/2023** to **04/09/2031**.
- 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 hermetically 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.
- 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.
- 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.
- 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 5:40:28 PM

Name: SHANMUGASUNDARI U

Designation: Assistant Planner

Date: 05 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 Stepsstone Promoters Pvt.Limited Rep. By its Managing Director Mr.K.Mothish Kumar,
No.1/1,Sakthi Nagar 2nd Street,
Choolaimedu, Chennai-600094.

2.The Deputy Planner
Enforcement Cell (Central), CMDA,
Chennai -600008.(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 Chairperson,

TNRERA,

Door No.1A, 1st Floor,

Gandhi Irwin Bridge Road,

Egmore, Chennai-600008.



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
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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/C/0310/2023**

Planning Permission No. : **OL-PP/NHRB/0350/2023**

Permit No. : **OL- 00494** **Date of Permit:05.09.2023**

Name of Applicant with Address : **M/s Stepsstone Promoters Pvt.Limited Rep. By its Managing Director Mr.K.Mothish Kumar,**
No.1/1,Sakthi Nagar 2nd Street,
Choolaimedu,Chennai-600094.

Date of Application : **02.05.2023**

Nature of Development: Building : **Proposed construction of Stilt Floor + 4 Floors + 5th Floor Part Residential Building with 42 Dwelling Units (Affordable Housing) and Gym (Height- 18.00m)**

Site Address : **Vasantha Puram Main Road, Mangadu, Chennai Comprised in Old S.No.273/10,New S.No.473/10A,473/11,473/12 & 474/1A(as per document) and S.No.473/10A2, 473/11B, 473/12B & 474/1A2(as per patta) of Mangadu-B village within the limits of Mangadu Municipality**

Development Charges Paid : **Rs. 55,000/- (Rs. Fifty-Five Thousand Only)**

Receipt No : **CMDA/PP/Ch/11791/2023, Dated.02.09.2023**

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 04.09.2031. 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
SHANMUGASUNDAR

1

Date: 2023.09.05
18:20:06 +05'30'

For MEMBER SECRETARY

மாங்காடு நகராட்சி
கட்டிட அனுமதி உத்தரவு

539

க.வி.எண்:180/CP/23-24/0001455
பி.ஏ எண்:180/BPA/2023/00185

உ.ஆணை:180/BL/2024/00001

நாள் :04/01/2024

பொருள்: கட்டிட அனுமதி மாங்காடு நகராட்சி, கிராமம்.மாங்காடு ஆ. நகரளவு எண்: 474, தொகுதி: ,
பகுதி: Nil, கதவு/மனை எண்: 473 கட்டிட அனுமதி வழங்கி உத்தரவிடுதல்
பார்வை : ஸ்டெப் ஸ்டோன் ப்ரோமோட்டர்ஸ் மேலன்மை இயக்குநர் கே. என்பவரது 08-Dec-2023 ம் தேதிய
விண்ணப்பம்.
மனையின் பரப்பளவு-15199.000 சதுர அடி.

S.No	Build Floor Name	UsageName	BuildupSqft
1	Stilt Floor	RESIDENTIAL	9094.500
2	First Floor	RESIDENTIAL	9094.500
3	Second Floor	RESIDENTIAL	9094.500
4	Third Floor	RESIDENTIAL	9094.500
5	Fourth Floor	RESIDENTIAL	9094.500
6	Fifth Floor	RESIDENTIAL	2805.420
Total Sqft			48277.920

செலுத்தப்பட்ட கட்டணங்களின் விவரம் பின்வருமாறு

S.No	கட்டணம்	தொகை ரூ.
1	கழிவறை	10400.00
2	கட்டிட உரிமையாணைக் கட்டணம்	350000.00
3	சுற்றுக்கவர் கட்டணம்	1750.00
4	விளம்பரப்பலகை வைப்பு	10000.00
5	குளியலறை	1600.00
6	மழை நீர் சேகரிப்பு முன் வைப்புத் தொகை	126000.00
7	Flag Day Collection Fund	5000.00
8	ஆய்வுக் கட்டணம்	9100.00
9	தொழிலாளர் நல நிதிக் கட்டணம்	803000.00
Total Amount		1316850.00

Receipt No	Receipt Date	Amount	Payment Mode
180/CP/23-24/0001529	27/Dec/2023	1316850.00	Online

Fees Description	DD/Challan No	DD/Challan Date	Amount
உத்தரவு : தமிழ்நாடு நகர்ப்புற உள்ளாட்சி அமைப்புகளின் சட்டம் 1998(தமிழ்நாடு சட்டம் 35 2022- ல் திருத்தப்பட்டவாறு) பிரிவு 133 இன் கீழ்- கட்டிடம் கட்ட உத்தேசிக்கப்பட்டுள்ள கிராமம்.மாங்காடு ஆ.கதவு/மனை எண்: 473, .. Vasanthapuram, மாங்காடு . தொகுதி: , பகுதி: Nil, நகரளவு எண்: 474, உள்ள இடத்தை அங்கீகரித்து வரைபடத்தில் குறிப்பிட்டுள்ளவாறு மாறுதல் கட்டிடம்/ கூடுதல் கட்டிடம்/ புதுப்பித்து கட்டிக்கொள்ள கீழ்க்கண்ட நிபந்தனைகளுடன் அனுமதி வழங்கப்படுகிறது. அங்கீகரிக்கப்பட்ட வரைபடங்களின் ஒரு தொகுப்பு இத்துடன் இணைக்கப்பட்டுள்ளது. கட்டிடம் கட்ட குறித்த இடத்தில் கட்டிடத்தை வரைபடத்தில் வரைந்துள்ளபடி/ திருத்தப்பட்டபடி கீழ்க்கண்ட நிபந்தனைகளுக்கு உட்பட்டு 04/01/2024 தேதியில் இருந்து 03/01/2029 தேதிக்குள் கட்டிக்கொள்ள உரிமை ஆணை வழங்கப்படுகிறது.			

பெறுபவர்,

ஸ்டெப் ஸ்டோன் ப்ரோமோட்டர்ஸ் மேலன்மை
இயக்குநர் கே.
Door 1/1, சென்னை


ஆணையாளர்
மாங்காடு நகராட்சி
M. Raghav/2

நகல் : நகரமைப்பு ஆய்வர் - கட்டிடம் கட்டி முடிக்கப்பட்ட தேதியை தெரிவிக்க
நகல் : வருவாய் ஆய்வாளர் - கட்டிடம் கட்டி முடிக்கப்பட்ட பின்னர் கட்டிடத்திற்கு வரிவிதித்து
வரிவிதிப்பு எண்ணை தெரிவிக்க
நகல் : வருவாய் பிரிவு எழுத்தர்.



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Property Documentation & Workflow Tools

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Vastu & Property Management Tools

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We're honored to be part of your
real estate journey

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OMR Thoraipakkam,
Chennai, India

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