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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

20 SEP 2024

கலைஞர் 100 1924 - 2023

Letter No. CMDA/PP/NHRB/C/0480/2021, dated: 29.07.2024

To
The Commissioner,
Kundrathur Panchayat Union,
Kundrathur,@ Padapai – 601 301.

C5987
27-9-24

Sir 25/9/24
CHAIRMAN
BDO/RPt)

Sub: CMDA – Area Plans Unit - NHRB (Central) - Planning Permission for the proposed construction of Stilt part/Ground Floor Part + 4 Floors +5th Floor part Residential building with 138 dwelling units(Affordable Housing) at Multi Nagar Main Road, Gerugambakkam, Chennai Comprised in S.No.52/1A2, 52/2A & 52/3 of Gerugambakkam Village within Kundrathur Panchayat Union limit – 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/0480/2021, dated 27/08/2021.
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. AAI NOC vide NOC ID CHEN/SOUTH/B/120221/638518 dated 29/12/2021 valid upto 28/12/2029.
9. Letter from The Commissioner,Kundrathur Panchayat Union vide Na.Ka.En.7515/2021/A3 dated 18.02.2022.
10. Letter from The Tahsildar,Kundrathur vide Na.Ka.En.3998/2021/A dated 31.12.2021.
11. This office DC letter dated 29.03.2023.
12. This office Supplementary DC letter dated 02.05.2024.
13. Applicant paid DC and other charges on 28.07.2023 and 14.05.2024.
14. Road widening portion gifted to CMDA vide Gift deed Document No.10954/2023 dated 14.12.2023 and road widening portion taken over by CMDA on 05.03.2024.

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The Planning Permission Application received for the proposed construction of Stilt part/Ground Floor Part + 4 Floors +5th Floor part Residential building with 138 dwelling

units(Affordable Housing) at Multi Nagar Main Road, Gerugambakkam, Chennai Comprised S.No.52/1A2, 52/2A & 52/3 of Gerugambakkam Village within Kundrathur Panchayat Union limit 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 11th cited.

2. The applicant has remitted the following charges in the reference 12th cited.

S.No.	Charges	Total Amount	
1.	Development Charges for land	Rs. 16,000	Amount Remitted in Receipt No. B0023870, dated 28.07.2023 & B0025628, dated 14.05.2024.
2.	Development Charges for Building	Rs. 1,30,000	
3.	Balance Scrutiny charges	Rs. 22,000	
4.	Regularisation Charge for land	Rs. 1,19,000	
5.	Security Deposit for Building	Rs. 24,29,000	
6.	Security Deposit for STP	Rs.1,38,000	
7.	Security Deposit for display board	Rs. 10,000	
8.	OSR charges	Rs.31,99,000	
9.	Infrastructure & Amenities charges	Rs. 38,42,000	
10.	Flag day charges	Rs. 500	

3. Two sets of approved Plans are Numbered as **PP/NHRB/05/2024/A-F dated. 29.07.2024** in **Planning Permit No.15088** are sent herewith. The **Planning Permit** is valid for the period **from 29.07.2024 to 28.07.2032.**

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,

31/7/2024

for Member Secretary

31/7/24

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

Copy to: -

1. **M/s KGEYES Residency Pvt Ltd.,**
   Rep by Mr.Selva Kumar,
   No.10,2nd Cross Street,
   R.A.Puram,Chennai -600028

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, Ist Floor,
   Gandhi Irwin Bridge Road,
   Egmore, Chennai-600008.

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.