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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

1924 • 2023

File No. CMDA/PP/NHRB/C/0486/2022 **Dated: 28.02.2024**

To

The Commissioner,
Villivakkam Panchayat Union,
Ambattur,
Chennai – 600 053.

Sir,

Sub: CMDA – Area Plans Unit - NHRB (Central) - Planning Permission for the proposed construction of Stilt Floor + 4 Floors + 5th Floor Part (Height – 18.275m) Residential building with 31 DU availing Premium FSI and Association Room & Gym at 5th Floor at Rajas Garden Main Road, Vanagaram, Chennai comprised in Old S.No. 213/2 Part, 218/1B Part, New S.Nos. 213/2A1A1B1 & 218/1B2A of Vanagaram village within the limits of Villivakkam Panchayat Union – 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/0486/2022, dated 12.09.2022.
2. This office letter even no. dated 18.11.2022 & 23.05.2023
3. Applicant letter and revised plan, dated 20.01.2023 & 22.06.2023
4. G.O.Ms.No.86, H&UD Department dated 28.03.2012.
5. G.O.Ms.No.78, H&UD Department dated 4.5.2017.
6. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
7. Govt. letter No.6188/UD4 (3)/2017-8 received from H&UD Dept. dated 13.6.2017.
8. G.O.(Ms). No.18 MAWS (MA-I) Department, dated 04.02.2019.
9. CMDA office order No.7/2019, dated.12.03.2019
10. This office online DC letter dated. 30.10.2023
11. Applicant paid DC and other charges through online on 24.11.2023

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The Planning Permission Application received for the proposed construction of Stilt Floor + 4 Floors + 5th Floor Part (Height – 18.275m) Residential building with 31 DU availing Premium FSI and Association Room & Gym at 5th Floor at Rajas Garden Main Road, Vanagaram, Chennai comprised in Old S.No. 213/2 Part, 218/1B Part, New S.Nos. 213/2A1A1B1 & 218/1B2A of Vanagaram village within the limits of Villivakkam Panchayat Union 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 10th cited.

2. The applicant has remitted the following charges in the reference 11th cited.

S.No.	Charges	Total Amount	
1.	Development Charges for land	Rs. 7,000	Amount Remitted in Receipt No. B0024505, dated 24.11.2023
2.	Development Charges for Building	Rs. 46,000	
3.	Balance Scrutiny charges	Rs. 8,000	
4.	Regularisation Charge for land	Rs. 43,000	
5.	OSR Charges	Rs. 56,000	
6.	Security Deposit for Building	Rs. 8,35,000	
7.	Security Deposit for display board	Rs. 10,000	
8.	Security Deposit for STP/Septic tank	Rs. 31,000	
9.	Infrastructure & Amenities charges	Rs. 13,34,000	
10.	Premium FSI	Rs. 65,46,000	
11.	Shelter Charges	Rs. 1,00,000	
12.	Flag day charges	Rs. 500	

3. Two sets of approved Plans are Numbered as **PP/NHRB/001/2024/ A & B, dated. 28.02.2024** in **Planning Permit No. 15084** are sent herewith. The **Planning Permit** is valid for the period **from 28.02.2024 to 27.02.2032.**

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.

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".

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 difference stages by CMDA

13. The Professionals who have registered as Registered Engineer, Registered structural Engineer, Registered Geo Technical Engineer, Registered Construction Engineer are hereby requested to renew their Registered Professional Certificates before expiry date without fail.

Yours faithfully,

for Chief Planner (APU)

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

Copy to: -

1. **M/s. Urban Tree Reha Spaces LLP represented by Authorised Signatory Mr.Kapil Pansari,**
   No. 8, Rutland Gate, 5th Street,
   Nungambakkam,
   Chennai – 600 034.

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,
   No.1A, 1st Floor,
   Gandhi Irwin Bridge Road, Egmore,
   Chennai-600008. (With one set of approved plan).



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Home Vastu Shastra, Plot Vastu Shastra, Property Management

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