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R / 11734/19

Chennai Metropolitan Development Authority

AREA PLAN UNIT

ACKNOWLEDGEMENT

No. R/2019/000161-1

APU No : R/2019/000161
Date : 12-07-2019

1. Name of the applicant with address : H.VIAYALAKSHMI ,
9 ,
2ND STREET ,
NANDANAM ,
CHENNAI - 600035 .

2. Proposal at : PORUR ,
CHENNAI.

3. Survey No.Details : Survey No : 4/ 3A10, Porur Village, Ambattur Taluk

4. Application Source : Direct

5. Enclosures

* PPA Form A/Form B with Court Fee Stamp
* 5 sets of plans / 10 sets of plans
* Approved Demolition Plan from the Local Body
* Sale Deed duly attested
* Patta in favour of present land owner duly attested

6. Payment Details : Paid

Remittance No	Remittance Date	Amount Paid
B0012898	12-07-2019	Rs. 65000.00

12/7/2019
Admission Counter

Note: Please indicate this SBC No : **R/2019/000161/HCPD** for future reference .

National Informatics Centre

Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 14821 Date of Permit 19/05/2022

PP/NHRB/144/2022

File No PP/NHRB/c/0466/2021.

Name of Applicant with Address Tmt. H. Vijayalakshmi, No. 9, Second Street, Nandanam Extn, Chennai - 600 035

Date of Application 23/08/2021

Nature of Development : ~~Layout/Sub-division of Land/Building construction/ Change in use of Land/Building~~ Proposed of S+II + 3 floors commercial building (Office) at

Site Address Plot No: 7, Arcot Road, Sapthagiri Nagar, Chennai

Division No. comprised in Old S.No. 4/3, New S.No. 4/3A10 of Porur Village within Greater Chennai Corporation Limit

Development Charge paid Rs. 44,000/ Challan No. PP/RD/0009/2022 Date 15/02/2022

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 18/05/2030 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.~~

19/5/2022

For MEMBER SECRETARY

16/05/2022

NOTARY
K. RAMADAS, M.A., B.L.,
Chennai City
G.O. Ms.No. 335 Law Dept
Dt: 12.06.2029
GOVT. OF TAMIL NADU

பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-Works

Demand Advice

From,

Assistant Executive Engineer,
Corporation of Chennai,
Amma Maligai, Ripon Building,
Chennai - 600 003

To,

Thiru/Tmt.H. VIJAYALAKSHMI
No. 9,SECOND STREET,
NANDANAM STREET,CHENNAI-600035.

W.D.C.No. CMDA/WDCN11/00174/2022

Challan Number : N11/2022-23/05931

Date : 16/06/2022

Sir / Madam,

Subject : Application for Building Permit for CMDA Approved Plan only

Site Address : Plot No:7, Survey No:4/3A10, EVP SAPTHAGIRI NAGAR,ARCOT ROAD,PORUR,Porur, Chennai, 600087

Your application has been processed and found approved. Hence you are requested to pay the fees mentioned below within 7 days in counter or through online.

SL. No.	Fees Types	Amount in (Rs.)
1	Building License Fees	187900
2	Scrutiny Fees	600
3	Workers Welfare Board	225800
	Total (Rs.)	414300

1.For above amount you can pay either through Online or Produce the Demand Draft in favour of Commissioner, Greater Chennai Corporation.

2.7 Copies of corrected plan.

Note: If the payment is made after 30 days, interest will be collected at the rate of 12% per annum for C.M.D.A charges as penalty.

Copy to:

J.E. A.E. Division N151

Through Zonal Officer

Assistant Executive Engineer /
Assistant Engineer (T.P.)

This is the Computer Generated Receipt. Signature and Seal is not required.

NOTARY
K.KAMARAJ, M.A.,B.L.,
Chennai City
G.O. Ms.No. 205 Law Dept
Dt: 27-02-2029
GOVT. OF TAMIL NADU

Greater Chennai Corporation

Building Plan Approval - Fees collection Receipt

Receipt No:	**2022-23/HQ/0485203**	**Receipt Date: 05-07-2022**	
Name:	H VIJAYALAKSHMI		
Address:	No. 9,SECOND STREET, NANDANAM STREET,CHENNAI- 600035		
Payment Details:	Description:	Fee Collection : Plan Submission Number - CMDA/WDCN11/00174/2022	
	Paid By:	H VIJAYALAKSHMI	

Description Head of A/C	**Amount (in Rupees)**
Building License Fees Collection	187900.00
Scrutiny Fees Collection	600.00
Workers Welfare Board Collection	225800.00
Total:	**4,14,300.00**
Amount (in words): Rupees Four Lakh Fourteen Thousands Three Hundred Only	
Demand Draft # 048289 Drawn on HDFC BANK, CHENNAI Dated 02-07-2022	

This is the Computer Generated Receipt Siganture and Seal is not required

12/7/2022

K. KAMARAJ, M.A.,B.L.,
ADVOCATE & NOTARY
CH No. 21, New No.6, ADITHIYA SHELTERS,
DEVANATHAN COLON
WEST MAMBALAM, CHEN...
CELL: 9380046...

NOTARY * K.KAMARAJ, M.A.,B.L., Chennai City, C.C. No. No. 200 Law Dept. Dt. 27-05-2009 * OF TAMIL NADU

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/WDCN11/00197/2022		PP/NHRB/C/466/2021 - 19/05/2022	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N11	N151	12/07/2022	04/06/2022
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		H. VIJAYALAKSHMI-No. 9,SECOND STREET, NANDANAM STREET,CHENNAI- 600035.	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Plot No:7, Survey No:4/3A10, EVP SAPTHAGIRI NAGAR,ARCOT ROAD,PORUR,Porur, Chennai, 600087	
Building License Fees		187900	
Scrutiny Fees		600	
Workers Welfare Board		225800	
மொத்தக் கட்டணம/ Total (In Rs.)		414300	

Amount (in words): Rupees Four Lakh Fourteen Thousands Three Hundred Only

Payment Details:

DD Number: 048289 Amount (In Rs.): 414300 Date: 02/07/2022 Bank: HDFC BANK

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 11/07/2027

Permit Valid upto 11/07/2027

Digitally Signed by K Sundararajan
Date: 12-Jul-2022 (13:07:54)

Executive Engineer (T.P.)

NOTARY K.SUNDARARAJAN, M.Sc.,B.L., Chennai City G.O. Ms.No. 205 Law Dept DT: 27-02-2020 GOVT. OF TAMIL NADU

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 Website: www.cmdachennai.gov.in

Letter No. PP/NHRB/C/ 466/2021 Dated: 19.05.2022

To

The Principal Chief Engineer
Greater Chennai Corporation
Rippon Building
Chennai – 600 003.

Sir,

Sub: CMDA – APU – (B Channel - Central Division) – Planning Permission for the proposed construction of Stilt floor + 3 floors, Commercial building (Office) at Plot No.7, Arcot Road, Sapthagiri Nagar, Chennai comprised in Old S.No. 4/3, New S.No. 4/3A10 of Porur Village, within the limit of Greater Chennai Corporation - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

Ref:
1. Planning Permission Application received in SBC No. CMDA/ PP/NHRB/C / 466 /2021, dated 23.08.2021.
2. G.O.Ms.No.86, H&UD Department dated 28.03.2012.
3. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
4. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
5. G.O.MS.No.18, Municipal Administration & Water Supply (MA-I) Dept, dated 04.02.2019.
6. Office Order 7/2019 dated 12.03.2019.
7. WP (MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 /2019 dated 12.04.2019.
8. DC and other charges sent to the applicant in this office Online letter even No. dated 27.01.2022.
9. Applicant's letter dated 18.02.2022.
10. Street alignment portion gifted to CMDA in gift deed Doc.no.6346/ 2022 dated 29.03.2022 taken possession on 06.05.2022.
11. Applicant's letter dated 16.05.2022.

****

The Planning Permission Application for the proposed construction of Stilt floor + 3 floors, Commercial building (Office) at Plot No.7, Arcot Road, Sapthagiri Nagar, Chennai comprised in Old S.No. 4/3, New S.No. 4/3A10 of Porur 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 reference 8th cited.

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

Sl. No	Charges / Fees / Deposits	Total Amount	Receipt No & date
i)	Development charges	Rs. 44,000/-	PP/RC/0009/ 2022 Dated 15.02.2022
ii)	Scrutiny fee	Rs. 1,000/-	
iii)	Security Deposit for Display Board	Rs.10,000/-	
iv)	STP	Rs.27,000/-	
v)	Infrastructure & Amenities charges	Rs. 5,04,300/-	
vi)	Security Deposit for Building	Rs.3,56,250/-	

3. Two copies of approved Plans are Numbered as **PP / NHRB / 144 / 2022 dated 19.05.2022** in **Planning Permit No. 14821** are sent herewith. The **Planning Permit** is valid for the period **from 19.05.2022 to 18.05.2030.**

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 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. 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. Further, the Planning Permission issued under the TNCD&BR, 2019 is subject to outcome of the Honorable High Court Order in the reference 7th cited.

Yours faithfully,

For Senior Planner
Area Plans Unit
19/5/2022

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

Copy to:

1. Tmt.H.Vijayalakshmi,
Door No.9, Second Street,
Nandanam Street,
Chennai – 600 035.

2. **The Member**
Appropriate Authority
108, Uthamar Gandhi Salai
Nungambakkam, Chennai – 600 034.

3. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road
Nungambakkam, Chennai - 600 034.

4. **The Deputy Planner**
Enforcement Cell (Central)
CMDA, Chennai – 600 008.

5. **The Chairperson,**
TNRERA
Door No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600008.

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY.
சென்னைப் பெருநகர் வளர்ச்சிக் குழுமம்

Payment Receipt

Permission Fee

Receipt No. : **CMDA/PP/RC/0009/2022** **Receipt Date** : **15/02/2022**

Challan No : **CMDA/PP/Ch/6611/2022** **File No** : **CMDA/PP/NHRB/C/0466/2021**

Applicant Name : **Vijyalakshmi**

Address of Communication : No9 second street 9 nandanam extention Nandamam
Mobile No:9003033727
Email Id:hviji3@gmail.com

Amount (INR) : **943050**

Amount (In Words) : **Rupees Nine Lacs Fourty Three Thousand Fifty Only**

Transaction Type : **Online Banking**

Payment Made At : **RTGS_NEFT**

Payment Details

Transaction No. : **52022020795112559**

Transaction Gateway :

Sr.No.	Particulars	Initial Amount paid	Penalty Amount Paid	Total Amount Paid
1	Flag Day Charge	500.00	0.00	500.0
2	I & A Charge	504300.00	0.00	504300.0
3	Security Deposit for Septic Tank / STP	27000.00	0.00	27000.0
4	Security Deposit for Display Board	10000.00	0.00	10000.0
5	Security Deposit for Building	356250.00	0.00	356250.0
6	Development charges for building per Sq. m.	38000.00	0.00	38000.0
7	Development charges for land per Sq. m.	6000.00	0.00	6000.0
8	Balance Scrutiny Fees	1000.00	0.00	1000.0

SIGNATURE OF THE CONCERNED STAFF
Chennai Metropolitan Development Authority

NOTARY
K.KAMARAJ. M.A.,B.L.,
Chennai City
G.O. Ms.No. 205 Law Dept
DT: 27-02-2029
GOVT OF TAMIL NADU

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Nagar Branch



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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