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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/N/0063/2023** Date : 29/12/2023

To

The Principal Chief Engineer

Greater Chennai Corporation

Ribbon Building

Chennai – 600 003.

Sir,

Sub: CMDA-Area plans Unit - NHRB (North) – Planning Permission for the Proposed Construction of Stilt floor (Parking )+ 5 Floors Residential Building with 15 Dwelling units availing Premium FSI ( Height -18.30m ) at Block No: H-68 , East Avenue Road, Korattur , Chennai. Comprised in Old S.No: 1189/Part, 1191/1A1 Part , T.S.No: 32/1/2, Block No: 81 , ward -E of Korattur Village, with in the limits of Greater Chennai 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/N/063/2023, dated 01.02.2023.
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 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 Department, dated 04.02.2019 and published in Government Gazette No.43, Extraordinary Part-III, Section 1(a), dated 04.02.2019
7. Office Order No.7/2019 dated 12.03.2019
8. G.O.Ms.No.19, H&UD [UD4(1)] Department dated 02.03.2022
9. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
10. TAN TANSCO letter No: Lr.No: SE/GCCI/ CNI/AEE/GL/AE/F.Gen /D 630/2023 dated .31.05.2023
11. This office DC advice sent to the applicant through online dated 22.07.2023
12. Applicant remitted the DC and other charges through online dated .21.08.2023
13. DRC No.110/2023 (ii) dated 09.08.2023 Utilized for the Premium FSI charges (partially ) for Rs.17,60,302/-. Vide U.O. Note No. TDR/19471/2022 dated 11.09.2023
14. Applicant remitted balance premium FSI Charges Rs.27,59,698/- along with interest vide Receipt No: B0024630 dated 22.12.2023.

The Planning Permission application for Proposed Construction of Stilt floor (Parking )+ 5 Floors Residential Building with 15 Dwelling units availing Premium FSI ( Height -18.30m ) at Block No: H-68 , East Avenue Road, Korattur , Chennai. Comprised in Old S.No: 1189/Part, 1191/1A1 Part , T.S.No: 32/1/2, Block No: 81 , ward -E of Korattur Village, within the limits 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 11th cited.

The applicant has Utilized DRC No.110/2023 (ii) dated 09.08.2023 for the Premium FSI charges (partially ) for Rs.17,60,302/-. Vide U.O. Note No. TDR/19471/2022 dated 11.09.2023

The applicant has remitted the Balance Premium FSI charges Rs. 27,59,698 /- along with interest Rs. 1,37,002/- for the

belated payment and also interest Rs. 29,515/- for utilization of DRC for belated payment of Premium FSI (partially) for Rs.17,60,302/- vide Receipt No: B0024630 Dated 22.12.2023 (Totally Premium FSI Charges of 45,20,000/-).

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.5,225.00 | CMDA/PP/Ch/9828/2023 & dt. : 31 January, 2023 |
| II | Scrutiny Fees | Rs.2,611.00 | CMDA/PP/Ch/11199/2023 & dt. : 30 June, 2023 |
| III | Balance Scrutiny Fees | Rs.3,000.00 | CMDA/PP/Ch/11433/2023 & dt. : 21 August, 2023 |
| IV | Development charges for land per Sq. m. | Rs.5,000.00 | CMDA/PP/Ch/11433/2023 & dt. : 21 August, 2023 |
| V | Development charges for building per Sq. m. | Rs.28,000.00 | CMDA/PP/Ch/11433/2023 & dt. : 21 August, 2023 |
| VI | Regularisation charge for land | Rs.9,74,000.00 | CMDA/PP/Ch/11433/2023 & dt. : 21 August, 2023 |
| VII | Security Deposit for Building | Rs.4,91,000.00 | CMDA/PP/Ch/11433/2023 & dt. : 21 August, 2023 |
| VIII | Security Deposit for Display Board | Rs.10,000.00 | CMDA/PP/Ch/11433/2023 & dt. : 21 August, 2023 |
| IX | I & A Charge | Rs.7,80,000.00 | CMDA/PP/Ch/11433/2023 & dt. : 21 August, 2023 |
| X | IDC - CMWSSB (For sewered area only) | Rs.6,28,000.00 | CMDA/PP/Ch/11433/2023 & dt. : 21 August, 2023 |
| XI | Flag Day Charge | Rs.500.00 | CMDA/PP/Ch/11433/2023 & dt. : 21 August, 2023 |

3. Two sets of approved Plans are Numbered as **OL-PP/NHRB/0539/2023 dated 29/12/2023** in **Planning Permit No. OL-00702** are sent herewith. The **Planning Permit** is valid for the period **from 29/12/2023 to 28/12/2031**.

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 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.

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

The Conditions impoed by the EB in the reference 10 th cited to be complied with

Yours faithfully,

Signature valid

Name :P. Saravanan
Designation :Assistant Planner
Date :12/29/2023 7:48:44 PM

Name: P Saravanan

Designation: Assistant Planner

Date: 29 December, 2023

For

Chief Planner

Area Plan Unit

**Encl :**

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

Copy To:

1.Thiru .P.Kruthivas Director
M/s. Pushkar Properties Private Limited
GPA of Thiru.Udayakiran Kallavi and 6 Others,
Ethiraj House , F-205, New No: 26, F-Block ,
1 st Street, Anna Nagar East, Chennai:600102.

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 CMDA,
Chennai – 600 008.

5.The Chief Engineer
CMWSSB
No.1, Pumping Station Road,
Chintadripet, Chennai – 600 002.

6.The Chairperson,
TNRERA
Door No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008



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