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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/N/068/2022 Dated: 18 .04.2022

To

The Principal Chief Engineer
Greater Chennai Corporation
Ribbon Building
Chennai – 600 003.
Sir,

Sub: CMDA – APU – 'B' Channel (North) – The Planning Permission application received is for the proposed construction + Stilt floor +1 st floor (Residence) + 2nd floor to 4th floor Office , Commercial cum Residential Building with 1 Dwelling unit at old Door No.23, New Door No : 9, Plot No: 4363 , X-Block, 5th street, Anna Nagar West , Chennai -40 , Comprised in Old S.No.92 part, R.S.No: 92/2 part, T.S.No.584 , Block No.2, Ward-1 of Mullam village, Aminjikarai Taluk within the limit of Greater Chennai Corporation- Approved and forwarded to Local Body for issue of Building Permit - Regarding.

Ref:
1. The PPA received in SBC No. CMDA/PP/NHR/N/068/2022, dated 04.02.2022.
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 and Water Supply (MA.I) Dept. dated 4.2.2019.
6. G.O.Ms.No.19, H&UD [UD4(1)] Department dated 02.03.2022
7. CMDA office order No.7/2019 dated 12.3.2019.
8. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
9. This office DC advice sent to the applicant in this office letter even No. dated 31.03.2022.
10. The applicant's letter dated 06.04.2022

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1. The Planning Permission is for the proposed construction + Stilt floor +1 st floor (Residence) + 2nd floor to 4th floor Office , Commercial cum Residential Building with 1 Dwelling unit at old Door No.23, New Door No : 9, Plot No: 4363 , X-Block, 5th street, Anna Nagar West , Chennai -40 , Comprised in Old S.No.92 part, R.S.No: 92/2 part, T.S.No.584 , Block No.2, Ward-1 of Mullam village, Aminjikarai Taluk within the limit of Greater Chennai Corporation 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 reference 9th cited.

2. The applicant has remitted the following charges in the reference 10th cited.

Sl. No.	Description	Total Amount	
1.	Development Charge	Rs.20,000 /-	Vide Receipt No.CMDA/PP/ CH /7222/2022 Dated: 04.04.2022
2.	Scrutiny charges	Rs.1,000/-	
3.	Security Deposit for Building	Rs.1,67,000/-	
4.	Security Deposit for display board	Rs. 10,000/-	
5.	Infrastructure & Amenities charges	Rs.2,40,000/-	
6.	CMWSSB Charges	Rs.1,76,000/-	
7.	Flag day charges	Rs.500/-	

3. Two sets of approved Plans are Numbered as PP **/NHRB /108/2022 dated. 18 .04.2022** in **Planning Permit No.14785** are sent herewith. The **Planning Permit** is valid for the period **from 18 .04.2022 to 17 .04.2030.**

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. 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.

9. 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.

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

Yours faithfully,

19/4/22

For Senior Planner
Area Plans Unit

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

Copy to:

1. Thiru . K.N.Chandan , Dr.T.Kumar Mehra and
Tmt.Rima K.Mehra
No:45, W-Block, 7th Street, /
AnnaNagar,
Chennai-40.

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 Senior Planner**
Enforcement Cell CMDA,
Chennai – 600 008.

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

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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

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