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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/C/0633/2023** Date : 09/02/2024

To

The Principal Chief Engineer,

Greater Chennai Corporation,

Chennai 600003

Sir,

Sub: CMDA – Area Plans Unit - NHRB (Central) - Planning Permission for the proposed construction of Stilt Floor + 5 Floors (Height 18.30 m) Residential Building with 10 dwelling units availing Premium FSI with TOD benefit at Plot No. 85 & 86, New Door No. 17, Old Door No. 85 & 86, A.V.M. Avenue 4th Street & 8th Street, Virugambakkam, Chennai – 600 092, comprised in Old S.No. 175/1C and 179/1C, T.S. No:69, Block No. 16 of Virugambakkam village within the limits of Greater Chennai Corporation – Approved and forwarded to Local Body for the issue of Building Permit – Reg.

Ref:
1. PPA received in SBC No. CMDA/PP/NHRB/C/0633/2023, dated 07.09.2023.
2. This office letter even no. (via online) Dated 18.11.2023
3. Applicant letter and revised plan (via online) Dated 23.12.2023
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, Municipal Administration & Water Supply (MAI) Dept, dated 04.02.2019.
9. CMDA office order No.7/2019, dated.12.03.2019
10. This office online DC letter dated.03.02.2024
11. Applicant paid DC and other charges through online on 08.02.2024

The Planning Permission Application received for the proposed construction of Stilt Floor + 5 Floors (Height 18.30 m) Residential Building with 10 dwelling units availing Premium FSI with TOD benefit at Plot No. 85 & 86, New Door No. 17, Old Door No. 85 & 86, A.V.M. Avenue 4th Street & 8th Street, Virugambakkam, Chennai – 600 092, comprised in Old S.No. 175/1C and 179/1C, T.S. No:69, Block No. 16 of Virugambakkam 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 DC letter 10th cited.

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.3,250.00	CMDA/PP/Ch/11833/2023 & dt. : 07 September, 2023
II	Scrutiny Fees	Rs.1,610.00	CMDA/PP/Ch/12745/2023 & dt. : 23 December, 2023
III	Balance Scrutiny Fees	Rs.2,000.00	CMDA/PP/Ch/13114/2024 & dt. : 08 February, 2024
IV	Development charges for land per Sq. m.	Rs.4,000.00	CMDA/PP/Ch/13114/2024 & dt. : 08 February, 2024

V	Development charges for building per Sq. m.	Rs.18,000.00	CMDA/PP/Ch/13114/2024 & dt. : 08 February, 2024
VI	Regularisation charge for land	Rs.52,000.00	CMDA/PP/Ch/13114/2024 & dt. : 08 February, 2024
VII	Security Deposit for Building	Rs.3,03,000.00	CMDA/PP/Ch/13114/2024 & dt. : 08 February, 2024
VIII	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/13114/2024 & dt. : 08 February, 2024
IX	I & A Charge	Rs.4,93,000.00	CMDA/PP/Ch/13114/2024 & dt. : 08 February, 2024
X	Premium FSI Charges	Rs.40,68,000.00	CMDA/PP/Ch/13114/2024 & dt. : 08 February, 2024
XI	IDC - CMWSSB (For sewered area only)	Rs.3,88,000.00	CMDA/PP/Ch/13114/2024 & dt. : 08 February, 2024
XII	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/13114/2024 & dt. : 08 February, 2024

3. Two sets of approved Plans are Numbered as **OL-PP/NHRB/0047/2024 dated 09/02/2024** in **Planning Permit No. OL-00753** are sent herewith. The **Planning Permit** is valid for the period **from 09/02/2024 to 08/02/2032**.
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 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

Yours faithfully,

Name: SHANMUGASUNDARI U

Designation: Assistant Planner

Date: 13 February, 2024

For

Chief Planner

Area Plan Unit

Encl :

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

Copy To:

1. M/s Akshaya Estates Realty LLP represented by its Designated Partner Mr. N.Kanagasabapathy
   GPA for 1. Mr.K.V.Anand, 2. Mrs.Kanchana Anand

Door No. 22/2, Plot No. 22/2,
Second Street, Nehru Nagar,
Adyar,
Chennai – 600 020
Mobile No. – 98409 08118
Email Id – nandha@akshaya.com

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 Chief Engineer,
CMWSSB,
No.75, Santhome High Road,
Raja Annamalaipuram, MRC Nagar,
Chennai-600028.

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



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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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