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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
Website: www.cmdachennai.gov.in

Letter No. PP/NHRB/S/143/2022 Dated:16.09.2022

To

The Executive Officer,
Thiruneermalai Town Panchayat,
Thiruneermalai
Chennai

Sir,

Sub: CMDA – APU – (B Channel – South Division) – Planning Permission for the proposed construction of Stilt + 3 Floors Residential Building (12.0m Height)with 15 dwelling units at Plot No.B, Gandhi Street, Lakshmipuram, Thiruneermalai , Chennai – 600044 Comprised in Old S.No.346, New S.No.346/2B of Thiruneermalai Village - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

Ref:
1. The PPA received in SBC No CMDA/PP/NHRB/S/0143/2022 dated 07.03.2022.
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. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
7. CMDA office order No.7/2019 dated 12.3.2019.
8. This office DC advice sent to the applicant in this office letter even No. dated 06.08.2022.
9. The applicant's letter dated 05.09.2022.

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The Planning Permission Application is for the proposed construction of Stilt + 3 Floors Residential Building (12.0m Height)with 15 dwelling units at Plot No.B, Gandhi Street, Lakshmipuram, Thiruneermalai , Chennai – 600044 Comprised in Old S.No.346, New

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S.No.346/2B of Thiruneermalai Village within the limit of Thiruneermalai Town Panchayat 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.	Description	Total Amount	
1.	Development Charges for land	Rs. 4,000/-	
2.	Development Charges for Building	Rs. 20,000/-	
3.	Scrutiny Fee	Rs. 2,000/-	
4.	Regularisation charges	Rs. 60,000/-	Receipt No.B0022073 dated 05.09.2022
5.	I&A charges	Rs. 4,51,000/-	
6.	Security Deposit for Building	Rs. 3,50,000/-	
7.	Security Deposit for Display Board	Rs. 10,000/-	
8.	Security Deposit for Septic Tank	Rs. 15,000/-	
9.	Flag day charges	Rs. 500/- (Receipt No.013647)	

3. Two sets of approved Plans are Numbered as **PP / NHRB / 269 /2022/ dated 16.09.2022** in **Planning Permit No.15046 are** sent herewith. The **Planning Permit** is valid for the period **from 16.09.2022 to 15.09.2030**

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

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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 different stages by CMDA'

10. This Planning Permission is not final. The applicant has to approach the Executive Officer,Thiruneermalai Town Panchayat 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. 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,

For Senior Planner

17/9/2020 (APU)

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

Copy to:

1. Mr. Radhakrishnanandam
Door.No.59/14, Plot No.6,
South Dhandapani Street,
T.Nagar,
Chennai-600017.

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. RERA
Door No.1A, 1st floor
Gandhi Irwin Bridge Road
Egmore, Chennai-600008

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Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 15046 Date of Permit 9.2022

PP/NHRB/269/2022

File No PP/NHRB/S/143/2022

Name of Applicant with Address Thiru.R.Radhakrishnandham No. 59/4, Plot no. 6, South Dhandapani Street, T.Nagar, Ch-17

Date of Application 7.3.2022

Nature of Development : ~~Layout/Sub-division of Land~~/Building construction/ ~~Change in use of Land~~/Building

PP for the proposed construction of Stilt + 3 floors Residential bldg. (12.0m height) with 15 dwelling units at Plot no. B, Gandhi Street,

Site Address Division No Lakshmipuram, Thiruneermalai, Chennai in Old S.no. 346, New S.no 346/2B of Thiruneermalai village.

Development Charge paid Rs 24,000/- Challan No B0022073 Date 5/9/2022

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 .....9.2030..... 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~~.

16/9/22

For MEMBER SECRETARY

G.S
16/9/2022

Chella Pandi
9790593017

19/9/22

ACKNOWLEDGEMENT

Received a sealed cover containing a letter No.

NOC/S/143/22 along with Approval Permit from the Member-Secretary, CMDA, Egmore, Chennai-600 008. addressed to

The Executive Officer, Thiruvanmiyur T.P. Ch44

OFFICE SEAL :

SIGNATURE :

NAME : M. Chella Pandi 4.20 P.M

DESIGNATION :

DATE : 22.9.2022



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Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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