


BY REGISTERED POST WITH ACK DUE

	<p align="center"><b>CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY</b>          Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,          Chennai - 600 008          Phone : 28414855 Fax: 91-044-28548416          E-mail: <a href="mailto:mcmda@tn.gov.in">mcmda@tn.gov.in</a>          Website: <a href="http://www.cmdachennai.gov.in">www.cmdachennai.gov.in</a></p>
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Letter No. PP/SB/N/0060/2019 Dated: 28 .05.2019

To

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

Sir,

Sub: CMDA – APU – (B Channel – North Division) – Planning Permission for the proposed construction of Stilt+ 4 Floors +5<sup>th</sup> Floor (part) Residential Building with 9 Dwelling Units at Plot No.21D, Door No.8, 5<sup>th</sup> Avenue, Banu Nagar, Pudur, Ambattur, Chennai-53 comprised in Old S.No.125/7B1, T.S.No.5, Block No.19, Ward-A of Oragadam village, within the limit of Greater Chennai Corporation - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

- Ref:
1. Your PPA received in SBC/N/0060/2019 dated 08.03.2019.
  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. DC advice sent to the applicant vide this office letter even No. dated 2.5.2019.
  7. Office Order 7/2019 dated 12.03.2019.
  8. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
  9. The applicant's letter dated 20.05.2019.

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The Planning Permission Application for the proposed construction of Stilt+ 4 Floors +5<sup>th</sup> Floor (part) Residential Building with 9 Dwelling Units at Plot No.21D, Door No.8, 5<sup>th</sup> Avenue, Banu Nagar, Pudur, Ambattur, Chennai-53 comprised in Old S.No.125/7B1, T.S.No.5, Block No.19, Ward-A of Oragadam village, within the limit of Greater Chennai Corporation received in the reference 1<sup>st</sup> cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 6<sup>th</sup> cited.



2. The applicant has remitted the following charges in the reference 6<sup>th</sup> cited.

Sl. No.	Description	Amount remitted in Receipt No. B-0011580 dated 14.5.2019
1.	Development charges	Rs.11,000/- (Rupees Eleven thousands only)
2.	Scrutiny Fee	Rs.1,000/- (Rupees One thousand only)
3.	Regularisation charges for Land	Rs.36,000/- (Rupees Thirty six thousands only)
4.	Security Deposit (For Building)	Rs.1,79,000/- (Rupees One Lakh seventy nine thousands only)
5.	Security Deposit (For Display Board)	Rs.10,000/- (Rupees Ten thousands only)
6.	I&A Charges	Rs.2,63,000/- (Rupees Two Lakhs sixty three thousands only)
7.	MIDC Charges	Rs.1,55,000/- (Rupees One Lakh fifty five thousands only)

3. Two sets of approved Plans are Numbered as **B / Non High Rise Building / 84 /2019** dated 28.05.2019 in Planning Permit No.12467 are sent herewith. The **Planning Permit** is valid for the period from 28.05.2019 to 27.05.2024.

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.

*S. S. S.*

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 property, 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 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.

*S. Sathya*

(46)

PP/SB/N/0056/2019

Further the Planning Permission issued under New CD & BR, 2019 is subject to outcome of the Honourable High Court order in the reference 9<sup>th</sup> cited.

Yours faithfully,

*S. Ganesraaj*  
30/5/19  
for Deputy Planner  
'B' Channel (North)

*S. Latha*  
29/5/19

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

Copy to:

1. **Applicant**  
M/s.Rahul Flat Developers Pvt.Ltd.,  
Rep by its Managing Director  
Thiru.R.R.Shridhar GPA of Tmt.S.Latha Sampath,  
No.AA-117, 4<sup>th</sup> Avenue.  
Shanthi Colony,  
Anna Nagar,  
Chennai – 600 040.
2. **The Member**  
**Appropriate Authority**  
108, Uthamar Gandhi Salai  
Nungambakkam, Chennai – 600 034.
3. **The Chief Engineer**  
**CMWSSB,**  
No.1, Pumping Station Road,  
Chintadripet, Chennai - 600 002.
4. **The Commissioner of Income Tax**  
No.108, Mahatma Gandhi Road  
Nungambakkam, Chennai - 600 034.
5. **The Deputy Planner**  
Enforcement Cell (North)  
CMDA, Chennai – 600 008.

Chennai Metropolitan Development Authority  
PLANNING PERMIT

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

PERMIT No. 12467

Date of Permit 27-05-2019

PP NO - B/Non High Rise Bldg/84/2019

File No. P.P.(S.B.)N.0060/2019

Name of Applicant with Address: M/S. Rahul Flats, Developers Pvt Ltd.  
Rep by its managing director, Thiru. R.A. Shridhar UPN of

7mt 3, Latha Sampath, no AA17, Date of Application: 8-3-2019  
4th Avenue, Shanthi colony, Annanagar, Chennai - 600040

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

5<sup>th</sup> + 4 Floors + 5<sup>th</sup> Floors (P)

Site Address: Residential Building with 9 dwelling units at

Plot No 21D, Door No-8, 5th Avenue, Banu

Division No. Nagar, Pudur, Ambattur, Chennai - 600053

comprised in old S No-125/7B1, T.8.No. 5,  
Block-19, ward-A, of Oragadam village

Development Charge paid Rs. 11000 Challan No. B0011580 Date: 14/5/19

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 27-05-2024  
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.

S. Charesmai  
30/5/19  
For MEMBER SECRETARY

58/5/19



பெருநகர சென்னை மாநகராட்சி  
Greater Chennai Corporation

நகரமைப்பு பிரிவு  
Town Planning Section-Central Region  
கட்டிட அனுமதி

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)  
(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN07/00146/2019		PP/SB/N/0060/2019 - 28/05/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N07	N080	05/07/2019	05/07/2019
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		RAHUL FLAT DEVELOPERS PVT LTD-REP BY ITS MANAGING DIRECTOR THIRU. SHRIDHAR GPA OF THIRU.S.LATHA SAMPATH AA-117, 4TH AVENUE, SHANTHI COLONY ANNA NAGAR, CHENNAI - 600040	
சேவையின் தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:8,Block No:19,Plot No:21D, Survey No:T.S.No:5, BANU NAGAR 5TH AVENUE,PUDUR,BANU NAGAR,Oragadam, Chennai, 600053	
Building License Fees		78300	
Road cut charges - CMWSSB SEWERAGE		14100	
Road cut charges - CMWSSB, WATER		10600	
Road cut charges - TNEB		10600	
Scrutiny Fees		600	
Workers Welfare Board		122600	
மொத்தக் கட்டணம்/ Total (In Rs.)		236800	

Amount (in words): Rupees Two Lakh Thirty Six Thousands Eight Hundred Only

Payment Details:

DD Number: 619323

Amount 236800  
(In Rs.):

Date: 26/06/2019

Bank: KARNATAKA BANK LTD.

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.

இந்த அனுமதி 04/01/2020  
முடிவு நாள் 04/07/2024

ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 04/01/2020

If Construction started Building Permit is valid up to 04/07/2024

*S. Latha*



Digitally Signed by A S Muruga  
Date: 05-Jul-2019 (16:54:51)  
Executive Engineer (T.P.)