

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: mcmda@tn.gov.in
Website: www.cmdachennai.gov.in

Letter No. PP/SB/C/172/2019

Dated: 03.06.2019

To

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

Sir,

Sub: CMDA – APU – (B Channel - Central Division) – Planning Permission for the proposed construction of Stilt + 5 floors Residential building with 15 dwelling units with availing Premium FSI at Plot No. 20, 21 & 22, Old Door No. 17, New Door No.48, Balaji Nagar 1st Street, Royapettah, Chennai - 14, comprised in Old R.S.No. 629/1, 629/4 and 631 present R.S.No. 629/184, Block No. 11 of Mylapore village - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

- Ref:
1. Planning Permission Application received in SBC No. CMDA/PP/SB/C/172/2019, dated 15.04.2019.
 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. Office Order 7/2019 dated 12.03.2019
 7. WP (MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 /2019 dated 12.04.2019.
 8. This office letter even no. dated 16.05.2019 to Chennai Central Joint-1, Sub-Registrar office.
 9. GLV letter received from Chennai Central Joint – 1, Sub-Registrar office, dated 17.05.2019.
 10. DC and other charges sent to the applicant in this office letter even No. dated 21.05.2019.
 11. The applicant's letter dated 28.05.2019.

The Planning Permission Application for the proposed construction Stilt + 5 floors Residential building with 15 dwelling units with availing Premium FSI at Plot No. 20, 21 & 22, Old Door No. 17, New Door No.48, Balaji Nagar 1st Street, Royapettah, Chennai - 14, comprised in Old R.S.No. 629/1, 629/4 and 631 present R.S.No. 629/184, Block No. 11 of Mylapore village 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.

Sl. No	Charges / Fees / Deposits	Total Amount	Receipt No & date
i)	Development charges	Rs. 25,800/-	B0011861 28.05.2019
ii)	Scrutiny fee	Rs. 4,000/-	
iii)	Regularization charges	-	
iv)	Open Space Reservation charges	-	
iv)	Security Deposit for Building	Rs. 4,31,250/-	
v)	Security Deposit for Display Board	Rs.10,000/-	
vi)	Security Deposit for STP	-	
vii)	Infrastructure & Amenities charges	Rs. 6,70,750 /-	
Viii)	Metro Water Infrastructure Development charges	Rs. 3,74,900/-	
ix)	Shelter fee	-	
x)	Premium FSI charges	Rs.1,55,92,500 /-	

3. Two copies of approved Plans are Numbered as **B / Non High Rise Bldg. / 95 / 2019** dated **03.06.2019** in **Planning Permit No. 12478** are sent herewith. The **Planning Permit** is valid for the period from **03.06.2019** to **02.06.2024**.

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.

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. 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.

11. Further, the Planning Permission issued under the New TNCD&BR, 2019 is subject to outcome of the Honorable High Court Order in the reference 7th cited.

Yours faithfully,

[Handwritten Signature]
23/6/19
For Chief Planner
Area Plans Unit

[Handwritten Signature]
3/6/19

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

Copy to:

1. Applicant

Thiru Siddartha Srinivasan (GPA),
34/38, 3rd Main Road,
R.A.Puram,
Chennai – 600 028.
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 (Central)
CMDA, Chennai – 600 008.

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 12478

B/Non-High Rise Bldg-195/2019

Date of Permit 03-06-19

Siddhartha Srinivasan (GPA),

File No. SB/C/172/2019

34/38, 3rd Main Road,
R-A-Puram, Chennai-28

Name of Applicant with Address.....

Date of Application 15-04-19

Nature of Development: ~~Layout/Sub-division of Land/Building construction/Change in use of Land/Building~~
with 15 dwelling units
Stilt + 5 floors Residential ✓

Site Address: Plot No. 20, 21 & 22, Old Door No. 17, New Door No. 48, Rajaji Nagar 1st street,

Division No. Rajasettah, Chennai-14 comprised in old R.S. No. 629/1, 629/4 and 631 present R.S. No. 629/1B & Block No. 11 of Mylapore village

Development Charge paid Rs. 25800/- Challan No. B001861 Date 28.05.19

✓ 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 02-06-24

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.

h. Sheela
103/6/19
For MEMBER SECRETARY
31/5/19



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/WDCN09/00124/2019		PP/SB/C/0172/2019 - 21/05/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N09	N119	18/06/2019	18/06/2019
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		SRI SIDDARTHA SRINIVASAN GPA-Old door no:38, New Door no:34, Third Main Road, R.A.Puram, Chennai-600028	
சேவ் பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:Old door no:17, New door no:48,Block No:11,Plot No:20,21,22, Survey No:RS.NO:629/184, Balaji Nagar 1st. Street,Balaji Nagar,Royapettah,Mylapore, Chennai, 600014	
Building License Fees		210700	
Road cut charges - CMWSSB SEWERAGE		23000	
Road cut charges - CMWSSB, WATER		17200	
Road cut charges - TNEB		17200	
Scrutiny Fees		600	
Workers Welfare Board		283800	
மொத்தக் கட்டணம் / Total (In Rs.)		552500	

Amount (in words): Rupees Five Lakh Fifty Two Thousands Five Hundred Only

Payment Details:

DD Number: 539632 Amount 552500 Date: 17/06/2019 Bank: CITY UNION BANK LTD
(In Rs.):

பின் குறிப்பிட நிந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின் படி 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 17/12/2019
முடிவு நாள் 17/06/2024

ஆம் தேதிக்குள் வேலை தொடங்குவதில் காலாவதியாகிவிடும் தொங்கப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 17/12/2019

If Construction started Building Permit is valid up to 17/06/2024



Digitally Signed by A S Murugan
Date: 18-Jun-2019 (16:05:06)
Executive Engineer (T.P.)