

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](mailto:mscmda@tn.gov.in)

Website: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No. PP/SB/S(B1)/106/2019 Dated: 31.05.2019

To

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

Sir,

Sub: CMDA - APU - (B Channel - (South) - Planning Permission Application is for the proposed construction of Stilt floor + 5 floors Residential building with 10 dwelling units at Plot No.B & C as per approved Sub-division, Dandeeswaram Nagar 1<sup>st</sup> Cross Street, Velachery, Chennai 600042 in Old S.No.184/2, 184/3 & 183/1 (pt), T.S.No.7, Block No.52 of Velachery Village 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/SB/S/0106/2019 dated 27.03.2019.
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 and Water Supply (MA.I) Dept. dated 4.2.2019.
6. CMDA Office order No.7/2019, dated 12.03.2019.
7. This office DC advice sent to the applicant in this office letter even No. dated 09.05.2019.
8. The applicant's letter dated 15.05.2019.

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Planning Permission Application is for the proposed construction of Stilt floor + 5 floors Residential building with 10 dwelling units at Plot No.B & C as per approved Sub-division, Dandeeswaram Nagar 1<sup>st</sup> Cross Street, Velachery, Chennai 600042 in Old S.No.184/2, 184/3 & 183/1 (pt), T.S.No.7, Block No.52 of Velachery 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 7<sup>th</sup> cited.

2. The applicant has remitted the following charges in the reference 7<sup>th</sup> cited.

Sl. No.	Description	Total Amount	Amount remitted in Receipt No. B0011565 dated 14.5.2019.
1	Development Charges	Rs.15,000/-	
2	Scrutiny Fee	Rs.3,000/-	
3.	Regularisation Charges	Rs.46,000/-	
3.	Security Deposit for Building	Rs.2,25,000/-	
4	Security Deposit for Display Board	Rs.10,000/-	
5.	Infrastructure & Amenities Charges	Rs.3,38,000/-	
6.	MIDC Charges	Rs.1,96,000/-	

3. Two sets of approved Plans are Numbered as B/Spl. Bldgs./ 91 /2019 dated 31.05.2019 in Planning Permit No. 12474 are sent herewith. The Planning Permit is valid for the period from 31.05.2019 to 30.05.2024.

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.

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.

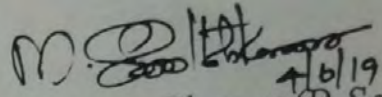
8. As approved by Tamil Nadu Government in G.O.M.s.No.112 H & UD Department dated 22.06.2017 to carry out the provisions of Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, Market, Book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment 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. The Planning Permission issued under New Rule TNCDDBR, 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 Deputy Planner (B-South)  
Area Plans Unit

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

Copy to:

- ✓ Thiru.K.Saraswathi,  
No.6, 4<sup>th</sup> Cross Street,  
Dhandeeswaram Nagar,  
Velachery,  
Chennai – 600 042.
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 Managing Director,**  
CMWSSB,  
No.1, Pumping Station Road,  
Chintadripet,  
Chennai – 600 002.

Chennai Metropolitan Development Authority  
PLANNING PERMIT

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

PERMIT No. 12474

B/spl. Bldg/91/2019

Date of Permit.....05.2019

Trmt. K. Sanasubathi

File No. PP/SB/S(BI)/0106/2019 No. 6, 4th cross street,

Dhandasubram Nagan,

Name of Applicant with Address.....velachery, Chennai - 600042.

Date of Application. 27.03.2019

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

PP for the proposed construction of

Site Address.....stilt floor + 5 floors residential.....

building with 10 dwelling units at

Division No. Plot B.C. as per approved Sub-division,

Dhandasubram Nagan 1st cross street,

velachery, Chennai - 42 in. old S.No. 184/2,

184/3 & 183/1 (pt), T.S. No. 7, Block No. 52 of

velachery village

Development Charge paid Rs. 15,000/- Challan No. B0011565 Date 14.05.2019

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 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.

M. Sanasubathi  
For MEMBER SECRETARY

31/5/19

P. Kalyan



பெருநகர சென்னை மாநகராட்சி  
Greater Chennai Corporation  
நகரமைப்பு பிரிவு  
Town Planning Section-South Region  
கட்டிட அனுமதி

Building Permission

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

கட்டிட அனுமதி எண் / Building Plan No		திட்ட அனுமதி எண் / Plan Submission No	
CEBA/WDCN13/00179/2019		CMDA/PP/SB/S(B1)/106/2019 - 31/05/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுப்ப நாள் / Application Date
N13	N179	21/08/2019 ✓	21/08/2019 ✓
மனுப்பவரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		K SARASWATHI-NO:6, 4TH CROSS STREET, DHANDEESWARAM NAGAR, VELACHERY, CHENNAI-600042	
சேவையின் வகை / Service Type		Building Permit for CMDA Approved Plan ✓	
மனை அமைவிடம் / Plot address		Block No:52,Plot No:B & C, Survey No:T.S.No7/2, Dhandeeswaram 1st Cross Street,Dhandeeswarar Nagar,Velachery East,Velachery, Chennai, 600042	
Building License Fees		112900	
Road cut charges - CMWSSB SEWERAGE		14600	
Road cut charges - CMWSSB, WATER		11000	
Road cut charges - TNEB		11000	
Scrutiny Fees		600	
Workers Welfare Board		165200	
மொத்தக் கட்டணம் / Total (In Rs.)		315300 ✓	

Amount (in words): Rupees Three Lakh Fifteen Thousands Three Hundred Only

Payment Details: ✓

DD Number: 358167

Amount 315300  
(In Rs.):

Date: 26/07/2019 ✓

Bank: STATE BANK OF INDIA ✓

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்புளிக்கப்பட்டு வரைய 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 20/02/2020  
முடிவு நாள் 20/08/2024

ஆர் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 20/02/2020

If Construction started Building Permit is valid up to 20/08/2024



Digitally Signed by A S Murugan  
Date: 21-Aug-2019 (11:55:04)  
Executive Engineer (T.P.)

*P. K. Murugan*