

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 12576

Date of Permit. 09/08/2019

B/NHRB/193 A to C/2019

File No. PP/SB/S.100/2019 Thiru. S. Ramesh Kumar

Name of Applicant with Address. Plot No. 304, Vauthitham,
10th cross street,

mangala nagar, Porur, Chennai - 116

Date of Application. 23/8/2019

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

PP for the proposed construction of skit &

Site Address... 4 floors Residential cum commercial building (retail space at first & last part

Division No.... And second floor part remaining portion Residential with 43 dwelling units at plot No. 99

..... Mettukuppam main Road / bhairathi street,

Maduravoyal, Chennai comprised in S. No. 123 part (as per

Dec) S. No. 123) 3A1B (as per part) of Maduravoyal village.
Development Charge paid Rs. 34,000/- Challan No. 80013485 Date 8/8/2019

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 08/08/2024
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.

For MEMBER SECRETARY

8/8/19

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/ 100 /2019

Dated: 09.08.2019

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 + 4 floors Residential cum commercial (Retail space at First floor part and Second floor part remaining portion residential) building with 43 dwelling units at Mettukuppam Main Road / Bharathi Street, Maduravoyal, Chennai, comprised in S.No. 123 (part) (as per Document) S.No.123/3A1B (as per patta) of Maduravoyal village within the limit of Greater Chennai Corporation - 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/0100/2019, dated 23.03.2019.
 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. 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 GLV letter even no. dated 30.5.2019 to Sub-Registrar office, Virugambakkam, Chennai
 9. Letter received from Virugambakkam, Sub-Registrar office letter No.159/19 dated 31.5.2019.
 10. Earlier DC advice was sent in letter no. BC1/11198/2018 dated 16.10.2018.
 11. DC and other charges sent to the applicant in this office letter even No. dated 04.06.2019.
 12. OSR land gifted to CMDA vide gift deed Document No.3857/2019 dated 21.06.2019.
 13. The applicant's letter dated 07.08.2019.

The Planning Permission Application for the of Stilt + 4 floors Residential cum commercial (Retail space at First floor part and Second floor part remaining portion residential) building with 43 dwelling units at Mettukuppam Main Road / Bharathi Street, Maduravoyal, Chennai, comprised in S.No. 123 (part) (as per Document) S.No.123/3A1B (as per patta) of Maduravoyal village within the limit 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 reference 11th & 10th cited.

2. The applicant has remitted the following charges in the reference 11th & 10th cited.

Sl. No	Description	Charges worked out for this PPA	Charges/Deposits already paid in File No.BC1/11198/2018	Balance amount remitted in receipt no.B0013485 dated 08.08.2019
i)	Development charges for land and Building under Sec.59 of T&CP Act 1971	Rs.12,14,000/-	Rs.11,80,000/- Rt. No.B008317 dt.23.10.2018	Rs.34,000/-
ii)	Scrutiny Fee	Rs.3,750/-	Rs.3,750/-
iii)	Regularisation charges	Rs. 2,30,000/-	Rs. 2,25,000/- Rt. No.B008317 dt.23.10.2018	Rs. 5,000/-
iv)	OSR
v)	Security Deposit for building	Rs.11,06,250/-	Rs.10,10,000/- Rt. No.B008317 dt.23.10.2018	Rs.96,250/-
vi.)	Security Deposit for Display Board	Rs.10,000/-	Rs.10,000/- Rt. No.B008317 dt.23.10.2018	NIL
vii)	Infrastructure and Amenity charges for additional area	Rs.4,19,300/-	Earlier FSI Area adjusted	Rs.4,19,300/-
viii)	Shelter Fee	Rs.1,05,100/-	Rs.9,48,000/- Rt. No.B008317 dt.23.10.2018	Rs.1,05,100/-
ix)	Premium FSI charges
x)	Security Deposit for STP	Rs.52,000/-	Rs. 42,000/- Rt. No.B008317 dt.23.10.2018	Rs.10,000/-

3. Two copies of approved Plans are Numbered as B / NHRB / 193 A to C / 2019 dated 09.08.2019 in Planning Permit No. 12676 are sent herewith. The Planning Permit is valid for the period from 09.08.2019 to 08.08.2024.

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,

h. shree g... 09/18/19
For Chief Planner
Area Plans Unit
APU
9/18/19

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

Copy to:

1. **Applicant**
Thiru.S.Ramesh kumar,
Flat No.304, 10th Cross Street,
Mangala Nagar,
Porur, Chennai – 600 116.
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.



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 பிரிவின் படி)

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண் / Building Plan No		தீட்ட அனுமதி எண் / Plan Submission No	
CEBA/WDCN11/00227/2019		PP/SB/C/100/2019 - 09/08/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுப்பெய்த நாள் / Application Date
N11	N147	04/09/2019	04/09/2019
அனுமதி செய்தவர் மற்றும் முகவரி / Applicant name & address		S.RAMESH KUMAR-GPA FOR THIRU. M.J. DHANDAPANI Flat No:304, 10th Cross Street. Mangala Nagar, Porur, Chennai-600116	
சேவையின் தன்மை / Service Type		Building Permit for CMDA Approved Plan	
புவி அமைவிடம் / Plot address		Survey No:123/3A1B, BHARATHI STREET, METTUKUPPAM SALAI, METTUKUPPAM SALAI, MADURAVOYAL, Maduravoyal, Chennai, 600095	
Building License Fees		629900	
Road cut charges - CMWSSB SEWERAGE		30700	
Road cut charges - CMWSSB, WATER		23000	
Road cut charges - TNEB		23000	
Scrutiny Fees		600	
Tentative improvement charges		890600	
Workers Welfare Board		780500	
மொத்தக் கட்டணம் / Total (In Rs.)		2378300	

Amount (in words): Rupees Twenty Three Lakhs Seventy Eight Thousands Three Hundred Only

Payment Details:

DD Number: 120364

Amount 2378300
(In Rs.):

Date: 29/08/2019

Bank: AXIS 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
முடிவு நாள்

03/03/2020
03/09/2024

ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடக்கப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 03/03/2020

If Construction started Building Permit is valid up to 03/09/2024



Digitally Signed by A S Murugan
Date: 04-Sep-2019 (15:43:00)
Executive Engineer (T.P.)

