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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](mailto:mscmda@tn.gov.in)  
Website: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No. PP/NHRB/C/544 /2019

Dated: 12.12.2019

To

**The Commissioner,**  
Thiruverkadu Municipality  
Chennai.

Sir,

Sub: CMDA – APU – (B Channel - Central Division) – Planning Permission for the existing Stilt + 3 floors + 4<sup>th</sup> floor part Residential Building with 36 dwelling units at Bharathiyar Street, Ayanambakkam, Chennai comprised in S.No.60/1B, 61/1A1B of Ayanambakkam Village within the limit of Thiruverkadu Municipality - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

- Ref:
1. Planning Permission Application received in SBC No. CMDA/PP/NHRB/C/544/2019, dated 19.07.2019.
  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. Earlier Planning Permission issued by CMDA in P.P.No.B/Spl.Bldg./380AtoB/2013 in letter No.B3/1833/2013 dated 28.10.2013.
  9. DC and other charges sent to the applicant in this office letter even No. dated 23.09.2019.
  10. The applicant's letter dated 17.10.2019 & 21.10.2019.

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The Planning Permission Application for the existing Stilt + 3 floors + 4<sup>th</sup> floor part Residential Building with 36 dwelling units at Bharathiyar Street, Ayanambakkam, Chennai comprised in S.No.60/1B, 61/1A1B of Ayanambakkam Village within the limit of Thiruverkadu Municipality 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 9<sup>th</sup> cited.

2. The applicant has remitted the following charges in the reference 10<sup>th</sup> cited.

Sl. No	Description	Charges worked out for this PPA	Charges/Deposits already paid in File No. B3/1833/2013		Balance amount remitted in Rt.No.C100539 dated 10.10.2019
			Amount	Rpt. No.	
i)	Development charges for land and Building under Sec.59 of T&CP Act 1971	Rs.60,000/-	Rs. 41,000/-	2778 dated 19.9.2013	Rs.19,000/-
ii)	Scrutiny Fee	Rs.11,000/-	Rs. 7,000/-		Rs.11,000/-
iii)	Regularisation charges	NIL	Rs.1,88,000/-		NIL
iv)	OSR	NIL	NIL		NIL
v)	Security Deposit for building	Rs.9,62,000/-	Rs.2,48,000/-	SD/331 dt.19.9.2013 SD amount have been forfeited in lr.no.EC/CII /20653/2016 dt.22.5.19	Rs.9,62,000/-
	Security Deposit S.T.	Rs.36,000/-	Rs. 39,000/-		Rs.36,000/-
vi.)	Security Deposit for Display Board	Rs.10,000/-	Rs.10,000/-		Rs.10,000/-
vii)	Infrastructure and Amenity charges for additional area	Rs.1,77,000/- (Earlier FSI Area adjusted)	Rs.12,45,000/-	2779 dated 19.9.2013	Rs. 1,77,000/-
ix)	Premium FSI charges	-	Rs.79,70,000/-	2780 dated 19.9.2013	NIL
viii)	Shelter Fee	NIL	NIL		NIL

3. Two copies of approved Plans are Numbered as **B / NHRB / 445 A to C / 2019 dated 12.12.2019** in **Planning Permit No. 13028** are sent herewith. The **Planning Permit** is valid for the period from **11.12.2019 to 12.12.2024**.

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.

“தமிழ்நாடு அரசு, அரசாணை எண் G.O.Ms.No.112,H&UD Dept. நாள் 22.6.2017-ல் கட்டிட, மனை விற்பனை (முறைப்படுத்தலும் மற்றும் மேம்படுத்தலும்) விதிகள் 2017-க்கு ஒப்புதல் அளித்துள்ளது. இதன்படி மனை/கட்டிடம் விற்பவர் உத்தேசிக்கப்படவிருக்கும் மனை, கட்டிடம் (அ) அபார்ட்மெண்ட்டிற்கு விளம்பரம் செய்யவோ விற்பனை செய்யவோ முன்பதிவு செய்யவோ, விற்கவோ (அ) விலை அறிவிப்பு செய்யவோ மனை, கட்டிடம் (அ) அபார்ட்மெண்ட்டுகளை வாங்குபவர்களுக்கு அழைப்பு விடுக்கவோ எதுவாக இருந்தாலும், அக்கட்டிட, மனை விற்பனை திட்டத்தை தமிழ்நாடு கட்டிட, மனை விற்பனை ஒழுங்குமுறை குழுமத்தில் பதிவு செய்த பிறகே, செயல்படுத்த வேண்டும் என்ற நிபந்தனைக்கு உட்பட்டு இந்த திட்ட அனுமதி ஒப்பளிக்கப்படுகிறது.”

9. This Planning Permission is not final. The applicant has to approach the Commissioner, Thiruverkadu Municipality 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. Earlier Planning permission issued by CMDA in the reference 10<sup>th</sup> cited had been charges adjusted in this Planning permission and earlier Planning permission had been cancelled.

**12. Further, the Planning Permission issued under the New TNCD&BR, 2019 is subject to outcome of the Honorable High Court Order in the reference 7<sup>th</sup> cited.**

13. Revised patta in favour of present owner to be furnished before applying Completion Certificate from CMDA.

Yours faithfully,

*[Handwritten Signature]*  
For Chief Planner  
Area Plans Unit

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

**Copy to:**

1. **Applicant**  
Tmt.P.Samundeeswari, Owner cum GPA for K.V.Subramani,  
No.107 & 108,  
Guruji Street,  
Panneer Nagar,  
Mogappair, Chennai- 600 037.
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 Deputy Planner**  
Enforcement Cell (Central)  
CMDA, Chennai – 600 008.

