

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/N/0056/2019 Dated: 20.05.2019

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 + 5 Floors Residential Building with 4 Dwelling Units and Office (Commercial Building) 1st Floor office, 2 to 5th Floor Residential building at Plot No.745, 4th Avenue, and Park Road, D sector, Anna Nagar West Extn. Chennai-101 comprised in Old S.No.146/2 part, 147/1 part, T.S.No.1, Block No.46, Ward-I of Padi village, Ambattur Taluk 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/0056/2019 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 and other charges remitted by the applicant in file No.B3/276/2018 vide receipt No.B-007629 dated 4.7.2018.
 7. Office Order 7/2019 dated 12.03.2019.
 8. DC and other charges sent to the applicant in this office letter even No. dated 26.4.2019.
 9. The applicant's letter dated 07.05.2019.
 - 10 W.P.(MD) NO.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019



The Planning Permission Application for the proposed construction of Stilt+ 5 Floors Residential Building with 4 Dwelling Units and Office (Commercial Building) 1st Floor office, 2 to 5th Floor Residential building at Plot No.745, 4th Avenue, and Park Road, D sector, Anna Nagar West Extn. Chennai-101 comprised in Old S.No.146/2 part, 147/1 part, T.S.No.1, Block No.46, Ward-I of Padi village, Ambattur Taluk 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 8th cited. Earlier DC and other charges remitted in the reference 6th cited has been adjusted in their present proposal.

2. The applicant has remitted the following charges in the reference 9th cited.

DEMAND DETAILS				
Sl. No.	Description	Total Amount	Already Remitted charges in file No.B3/276/2018	Amount Remitted receipt No. B-0011314 dt.6.5.2019.
1	Development Charges for Land & Building	18,000/- (Rupees Eighteen Thousands only)	14,200/- (Rupees Fourteen Thousand Two Hundred only)	3,800/- (Rupees Three Thousand eight hundred only)
2	Scrutiny Fee	4796/- (Rupees Four Thousands seven Hundred and ninety six only)	2796/- (Rupees Two Thousand seven hundred ninety six only)	2000/- (Rupees Two Thousands only)
3	I&A Charges	3,80,900/- (Rupees Three Lakhs eighty thousands nine hundred only)	2,65,200/- (Rupees Two Lakhs sixty five thousand two hundred only)	1,15,700/- (Rupees One Lakh fifteen Thousand seven hundred only)
4.	Security Deposit for Building	2,47,500/- (Rupees Two Lakhs forty seven thousand five hundred only)	2,12,000/- (Rupees Two Lakhs twelve thousand only)	35,500/- (Rupees Thirty five thousand five hundred only)
5	Regulariation charges for land	Nil	Nil	Nil

6	MIDC Charges	2,15,160/- (Rupees Two Lakhs Fifteen thousand one hundred sixty only)	1,56,880/- (Rupees One Lakh fifty sixty thousand eighty hundred eighty only)	58,280/- (Rupees Fifty eight Thousands two hundred eighty only)
7.	Security Deposit for Display Board	10,000/- (Rupees Ten Thousand only)	0.00 (Zero)	10,000/- (Rupees Ten Thousand only)
8.	Premium FSI charges	20,65,000/- (Rupees Two Lakhs sixty five thousand only)	0.00 (Zero)	20,65,000/- (Rupees Two Lakhs sixty five thousand only)
9.	OSR charges	Nil	Nil	Nil
10	Security Deposit for Septic Tank	Nil	Nil	Nil
11.	Shelter fee	Nil	Nil	Nil
12	You are also requested to remit the sum of Rs 500/ (Rupees Five Hundred only by cash towards contribution of Flag Day)			

3. Two sets of approved Plans are Numbered as **B / Non High Rise Building / 74 /2019** dated **20.05.2019** in **Planning Permit No.12457** are sent herewith. The **Planning Permit** is valid for the period from **20.05.2019** to **19.05.2024**.

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.

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Further the Planning Permission is issued under New CD & BR, 2019 is subject to come of the Honourable High Court order in the reference 10th cited.

Yours faithfully,

[Handwritten signature]
2015/12

For Chief Planner
Area Plans Unit

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

[Handwritten signature]
2015/119

Copy to:

1. **Applicant**
Tvl.R.Krishna Prasad and Anisetty Lavanya,
588, School Road,
Anna Nagar West Extn.
Chennai – 600 101.
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.

