

BY REGISTERED POST WITH ACK DUE

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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

Website: www.cmdachennai.gov.in

Letter No. PP/SB/N/0138/2019 Dated: 04.06.2019

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 for the proposed construction of Stilt + 3 Floors Residential Building with 6 Dwelling Units at Plot No.B-86, Door No.51, West Street, Kilpauk Garden Colony, Kilpauk, Chennai-10 comprising in Old S.No.82/1 (part), T.S.No.81/60, Block No.7 of Egmore Village 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 No PP/SB/N/0138/2019 dated 03.04.2019.
 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. Earlier DC advice was sent to the applicant vide this office letter No. B3/7080/2018 dated 21.6.2018.
 7. Planning Permission was issued vide this office letter No.B3/7080/2018 dated 26.07.2018.
 8. DC advice was sent to the applicant vide this office letter even No. B3/7080/2018 dated 21.4.2018.
 9. Office Order 7/2019 dated 12.03.2019.
 10. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
 11. The applicant's letter dated 09.05.2019.

The Planning Permission Application for the proposed construction of Stilt + 3 Floors Residential Building with 6 Dwelling Units at Plot No.B-86, Door No.51, West Street, Kilpauk Garden Colony, Kilpauk, Chennai-10 comprising in Old S.No.82/1 (part), T.S.No.81/60, Block No.7 of



Egmore 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 6th cited.

2. a) The applicant has remitted the following charges in the reference 6th cited.

Sl. No.	Description	Amount remitted in Receipt No. B-0011580 dated 14.5.2019
1.	Development charges	Rs.2190/- (Rupees Two Thousand one hundred and ninety only)
2.	Scrutiny Fee	Rs. 2,000/- (Rupees Two Thousand only)
3.	Security Deposit (For Building)	Rs. 13000/- (Rupees Thirteen thousand only)
4.	I&A Charges	Rs. 47,540/- (Rupees Forty seven thousand and five hundred forty only)
5.	MIDC Charges	Rs. 35,840/- (Rupees Thirty five thousand eight hundred and forty only)

2. b) This proposal is revision to the earlier approval issued in the reference 7th cited. At the time of approval the following charges had been collected from the applicant.

i)	Development charges	Rs. 10,810/-
ii)	Scrutiny Fee	Rs. 1,730/-
iii)	I&A charges	Rs.2,20,460/-
iv)	Security Deposit for Building	Rs.1, 84,000/-
v)	Security Deposit for Display Board	Rs. 10,000/-
vi)	MIDC charges	Rs. 1,36.160/-

Remitted in CMDA challan No. B007550 dated 26.06.2018.

The above mentioned charges has been adjusted against the revised proposal. Hence the earlier planning permission issued in the reference 7th cited stands cancelled, since building approval not issued by Greater Chennai Corporation for the site under reference.

3. Two sets of approved Plans are Numbered as **B / Non High Rise Building / 88 /2019 dated 04.06.2019** in **Planning Permit No.12471** are sent herewith. The **Planning Permit** is valid for the period **from 04.06.2019 to 03.06.2024**.

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

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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. 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.



9. Applicant shall not commence construction without building approval from the Local Body concerned.

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

Yours faithfully,

S. Ganesan
4/6/19
for Deputy Planner
'B' Channel (North)

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

SB
04/6/19

Copy to:

1. **Applicant**
M/s.India Builders (Chennai) Limited,
Rep.by its Chairman Thiru.J.Uttam Kumar,
GPA Holder of Tvl.Alexander Selvadas &
Kevin Vasanth Alexander ,
Door No.AA36, 3rd Street,
3rd Main Road, Anna Nagar,
Chennai – 600 040.
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.