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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY  
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Letter No.PP/NHRB/S(B1)/0135/2020, Dated: 7.05.2021

To

The Commissioner,

St.Thomas Mount Panchayat Union,  
Chitlapakkam, Chennai.

Sir,

**Sub:** CMDA – Area Plans Unit - ‘B’ Channel (South) - Planning Permission for the proposed construction of Group Development comprising of 4 Blocks, Typical Block-A & B (each) consisting of Stilt floor + 5 floors Residential building with 90 dwelling units, Block-C consisting of Stilt floor + 5 floors Residential building with 80 dwelling units, Block-D consisting of Stilt floor + 5 floors Residential building with 32 dwelling units and Gym, Indoor Games, Association Room & Store room at 5<sup>th</sup> floor level totally 292 dwelling units (Affordable Housing) at S.No.290/1A, 290/1B, 290/2A1, 290/2B1, 290/2C1, 290/2D of Perumbakkam Village within the limit of St.Thomas Mount Panchayat Union – Approved and forwarded to Local Body for issue of Building Permit – Reg.

- Ref:
1. Planning Permission Application received in SBC No. CMDA/PP/NHRB/S/0135/2020, dated.20.02.2020.
  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 MAWS (MA-I) Department, dated 04.02.2019.
  6. This office DC letter even No. dated. 10.09.2020.
  7. Applicant's letter dated.24.03.2021.

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The Planning Permission Application for the proposed construction of Group Development comprising of 4 Blocks, Typical Block-A & B (each) consisting of Stilt floor + 5 floors Residential building with 90 dwelling units, Block-C consisting of Stilt floor + 5 floors Residential building with 80 dwelling units, Block-D consisting of Stilt floor + 5 floors Residential building with 32 dwelling units and Gym, Indoor Games, Association Room & Store room at 5<sup>th</sup> floor level totally 292 dwelling units (Affordable Housing) at S.No.290/1A, 290/1B, 290/2A1, 290/2B1, 290/2C1, 290/2D of Perumbakkam Village within the limit of





St.Thomas Mount Panchayat Union 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 6<sup>th</sup> cited.

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

i)	Development charges	₹ 3,03,000/- ✓	<b>Receipt No.</b> <b>B0018891, ✓</b> <b>dated.24.03.2021 ✓</b>
ii)	Scrutiny Fee	₹ 28,000/- ✓	
iii)	Regularization charges	₹ 3,11,000/- ✓	
iv)	Open space & reservation charges	Nil ✓	
v)	Security Deposit for Building	₹ 48,58,000/- ✓ <b>BG No.</b> <b>25430ILG000221,</b> <b>dated.23.03.2021</b>	
vi)	Security Deposit for Display Board	₹10,000/ ✓	
vii)	Infrastructure & Amenities Charges	₹ 77,40,000/- ✓	
viii)	Security Deposit for Septic Tank	₹ 2,92,000/- ✓ <b>BG</b> <b>No.25430ILG000321,</b> <b>dated.23.03.2021</b>	
ix)	Premium FSI charges	Nil ✓	
x)	Shelter Fund charges	Nil ✓	
xi)	MIDC Charges	Nil ✓	

3. Two sets of approved Plans are numbered as **B/NHRB/146AtoG/2021, dated. 7.05.2021, Planning Permit No. 14154** are sent herewith. The Planning Permit is valid for the period from **7.05.2021 to 6.05.2026**

4. The Localbody 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. The applicant is requested to intimate the Enforcement Cell, CMDA at all the stages of construction of building viz, namely (i) Commencement of construction, (ii) Plinth level and (iii) Last storey and apply for Completion Certificate along with the order of continuance accorded for different stages by CMDA.
10. This Planning Permission is not final. The applicant has to approach the Commissioner, St.Thomas Mount Panchayat Union for issue of Building Permit under the Local Body Act.
11. Applicant shall not commence construction without building approval from the St.Thomas Mount Panchayat Union.
12. The Planning Permission issued under New Rule TNCDBR, 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,

o/c

For Member Secretary.

6/5/2021

06/05/21



Encl:

1. Two sets of approved Plans
2. Two copies of Planning Permit

Copy to:

1. **M/s.KG Foundations Private Limited,**  
Represented by its Director Thiru.Haresh Kishore  
GPA for M/s.Sri Visthara Infrastructure Private Limited  
and Thiru.V.S.Saravanan,  
No.5, Bishop Wallers Avenue (East),  
Mylapore, Chennai-600004.
2. **The Deputy Planner**  
Enforcement Cell (South), CMDA, Chennai – 8.  
(With one set of approved plans). *10/6*
3. **The Commissioner of Income Tax**  
No.108, Mahatma Gandhi Road, Nungambakkam,  
Chennai-34.
4. **The Member**  
Appropriate Authority  
No.108, Mahatma Gandhi Road, Nungambakkam,  
Chennai-34.