

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](mailto:mcmda@tn.gov.in), Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

**Letter No.PP/NHRB/S(B1)/0678/2020, Dated: 21.04.2021**

To

**The Commissioner,**  
St.Thomas Mount Panchayat Union,  
Chitlapakkam, Chennai.

Sir,

**Sub:** CMDA – Area Plans Unit - ‘B’ Channel (South) – Revised Planning Permission for the proposed construction of Group Development comprising of 2 Blocks; Block-A consisting of stilt floor + 5 floors Residential Building with 45 dwelling units; Block-B Consisting of Basement floor + Stilt floor (part) / Ground floor (part) + 5 floors Residential Building with 65 dwelling units totally 110 dwelling units with pump room and store room at Basement floor and Games room, meter room & Lobby at Ground floor at Nukampalayam Road, Perumbakkam, Chennai 600119 in S.Nos.233/1C1, 236/3B, 236/3C, 237/1, 238/1, 238/2, 239/1 & 239/2C 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/00678/2020, dated.24.12.2020.
  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. Earlier CMDA issued planning permission in PP.No.B/NHRB/107 AtoJ/2020, Planning Permit No.13376 in letter No.PP/NHRB/S(B2)/0497/2019, dated.17.03.2020.
  7. This office DC letter even No. dated.12.02.2021.
  8. Applicant’s letter dated.18.03.2021.

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The Revised Planning Permission Application for the proposed construction of Group Development comprising of 2 Blocks; Block-A consisting of stilt floor + 5 floors Residential



Building with 45 dwelling units; Block-B Consisting of Basement floor + Stilt floor (part) / Ground floor (part) + 5 floors Residential Building with 65 dwelling units totally 110 dwelling units with pump room and store room at Basement floor and Games room, meter room & Lobby at Ground floor at Nukampalayam Road, Perumbakkam, Chennai 600119 in S.Nos.233/1C1, 236/3B, 236/3C, 237/1, 238/1, 238/2, 239/1 & 239/2C 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 7<sup>th</sup> cited.

2. The applicant has remitted the following charges in the reference 8<sup>th</sup> cited.

Sl.No	Description	Already remitted in receipt No.B0015455, dated.07.01.2020 in file No. in letter No.PP/NHRB/S(B2)/04 97/2019	Now remitted in Receipt No. B0018748, dated:05.03.2021
i)	Development charges	₹ 1,87,000/-	₹ 5,000/-
ii)	Scrutiny Fee	--	₹ 18,000/-
iii)	Regularization charges	₹ 1,89,000/-	Nil
iv)	Open space & reservation charges	Nil	Nil
v)	Security Deposit for Building	₹ 30,19,000/-	₹ 76,000/-
vi)	Security Deposit for Display Board	₹ 10,000/-	Nil
vii)	Infrastructure & Amenities Charges	₹ 41,89,000/-	₹ 1,15,000/-
viii)	Security Deposit for Septic Tank	₹ 1,10,000/-	Nil
ix)	Premium FSI charges	Nil	Nil
x)	Shelter Fund charges	₹ 12,93,000/-	₹ 61,000/-
xi)	MIDC Charges	Nil	Nil

3. Two sets of approved Plans are numbered as **PP/NHRB/119/2021/AtoK, dated.21.04.2021, Planning Permit No.14127** are sent herewith. The Planning Permit is valid for the period from **21.04.2021 to 20.04.2026**

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.

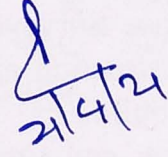
11.Applicant shall not commence construction without building approval from the St.Thomas Mount Panchayat Union.



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,

  
For Member Secretary. 21/04/21

  
21/4/21

Encl:

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

Copy to:

1. **1.Thiru.S.Shivasubramaniam &  
2.Tmt.S.Gnanam**  
**GPA for 1.Tmt.Senthamil Selvi  
and 2.Thiru.Lakshmi Balaji,**  
No.171/113, St. Marys Road, Abiramapuram,  
Chennai 600018.
2. **The Deputy Planner**  
Enforcement Cell (South), CMDA, Chennai – 8.  
(With one set of approved plans).
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.

suspended until the new Owner or Registered Developer or Registered Architect on Record (AR) etc., undertakes the full responsibility for the project as prescribed in these rules and also in the forms.

- XII. A new owner or registered developer (RD) or Registered Architect on Record (AR) or Registered Engineer on Record (ER) or Registered Structural Engineer on Record (SER) or Registered Geo Technical Engineer on record (GER) and Registered Construction Engineer on Record (CER) shall inform the change to CMDA, and before taking responsibility as stated above, check as to whether the work already executed is in accordance with the Building Permit granted by the competent authority. He or She may go ahead with the remaining works only after obtaining permission with CMDA.
- XIII. The owner or Power of Attorney holder or registered developer or any other person who has acquired interest shall submit application in complete shape for issue of completion certificate according to the norms prescribed in TNCDDBR Annexure - XXIII.
- XIV. The completion certificate shall not be issued unless the information is supplied by the owner, developer, the registered professionals concerned in the schedule as prescribed by the competent authority from time to time.
- XV.
- a) Temporary connection for water, electricity or sewer, permitted for the purpose of facilitating the construction, shall not be allowed to continue in the premises after completion of the building construction.
  - b) No connection to the water mains or sewer line or electricity distribution line with a building shall be made without the prior permission of the authority and without obtaining completion certificate.
  - c) In case, the use is changed or unauthorised construction is made, the authority is authorised to discontinue such services or cause discontinuance of such service.
- XVI. On completion of the construction the applicant shall intimate CMDA and shall not occupy the building or permit it to be occupied until a completion certificate is obtained from CMDA .
- XVII. While the applicant makes application for service connection such as Electricity, Water Supply, Sewerage he should enclose a copy of the completion certificate issued by CMDA along with his application to the concerned Department/Board/Agency.
- XVIII. When the site under reference is transferred by way of sale/lease or any other means to any person before completion of the construction, the party shall inform CMDA of such transaction and also the name and address of the persons to whom the site is transferred immediately after such transaction and shall bind the purchaser to those conditions to the Planning Permission.
- XIX. In the Open space within the site, trees should be planted and the existing trees preserved to the extent possible;
- XX. If there is any false statement, suppression or any misrepresentations of acts in the applicant, planning permission will be liable for cancellation and the development made, if any will be treated as unauthorized.
- XXI. The new building should have mosquito proof overhead tanks and wells.
- XXII. The sanction will be revoked, if the conditions mentioned above are not complied with.
- XXIII. Rainwater conservation measures notified by CMDA should be adhered to strictly.
- a) Details of the proposed development duly filled in the format enclosed for display at the site in cases of High Rise Buildings.

The issue of Planning Permission depends on the compliance/fulfillment of the conditions/payments stated above. The acceptance by the Authority of the pre-payment of the Development charge and other charges etc. shall not entitle the person to the Planning Permission but only refund of the Development Charge and other charges (excluding Scrutiny Fee) in cases of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of TNCD&DR - 2019, which has to be complied before getting the Planning permission or any other reason provided the construction is not commenced and

claim for refund is made by the applicant.

This demand notice (DC advice) pertaining to the proposed construction falls within the Jurisdiction of St. Thomas Mount PU, St. Thomas Mount PU, St. Thomas Mount PU, St. Thomas Mount PU, St. Thomas Mount PU, St. Thomas Mount PU.

You are also requested to furnish the following particulars:

- STP design sufficiency Certificate issued by Registered Professional to be furnished.
- As on date legal opinion from Government pleader to be furnished.
- Combined FMB for the site under reference attested by revenue officials not below the rank of Deputy Tahsildhar to be furnished.
- Dimension of Duct /OTS to be shown properly in floor plans and terrace floor plan.
- Upper floor projection line and basement floor line to be shown in dotted line in site plan and setbacks on all crucial point to be shown.
- In site plan setbacks as per online scrutiny to be shown.
- Correct earlier approval number to be shown.
- In terrace floor plan OHT to be shown properly.
- Main title of plan needs correction.
- Originals of earlier approved plan, planning permit and final letter to be surrendered.

Yours faithfully,



*[Handwritten signature]*  
11/2/21

Name:

Designation:

Date: 10 February, 2021

For

Member Secretary

CMDA

*[Handwritten signature]*  
10/2/21

Copy to:

1. The Senior Accounts Officer,  
Accounts Main Division,  
CMDA, Chennai-8.

2. The Commissioner,  
St. Thomas Mount Panchayat Union,  
Chittlapakkam, Chennai.



CMAA