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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
Web site: www.cmdachennai.gov.in.

File No. : **CMDA/PP/NHRB/S/0269/2024** Date : 08/11/2024

To

The Commissioner,

St.Thomas Mount Panchayat Union,

Chitlapakkam,

Chennai – 600064

Sir,

Sub: CMDA - Area plans Unit - NHRB (South) – Planning Permission for the proposed construction of Ground Floor (Part) / Stilt Floor (Part) + 4 Floors + 5th Floor (Part) (Height – 18.30m) Residential Cum Commercial Building with 26 Dwelling units (GF (Pt) & 1F (Pt) - Office - 215.15 Sq.mt) at Availing Premium FSI at Nookampalayam Main Road, Perumbakkam, Chennai Comprised in Old S.No.233/2, New S.Nos.233/2A2, 233/2A3, 233/2B2, and 233/2B3 of Perumbakkam Village within the Limits of St.Thomas Mount Panchayat Union - Approved and forwarded to Local Body for issue of Building Permit - Reg

Ref:

1. PPA received in SBC. No. CMDA/PP/NHRB/S/0269/2024 Dated 09/04/2024
2. This office Call for Particulars letter even no. (via online) Dated 27.05.2024
3. Applicant letter with Particulars and revised plan (via online) Dated 18.07.2024
4. G.O.Ms.No.86, H&UD Department dated 28.03.2012
5. G.O.Ms.No.85, H&UD Department dated 16.5.2017
6. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017
7. G.O.(Ms).No.18 MAWS Department, dated 04.02.2019 and published in Government Gazette No.43, Extraordinary Part-III, Section 1(a), dated 04.02.2019
8. CMDA office order No.7/2019, dated.12.03.2019
9. This office DC advice letter even No. dated 23/08/2024 sent to the applicant through online
10. Applicant paid the DC and other charges to CMDA through online dated 29/08/2024
11. Road Widening Portion gifted to CMDA vide Document No.12943/2024, Dated 22/10/2024 and taken over by CMDA on 06.11.2024.

Planning Permission Application for the proposed construction of Ground Floor (Part) / Stilt Floor (Part) + 4 Floors + 5th Floor (Part) (Height – 18.30m) Residential Cum Commercial Building with 26 Dwelling units (GF (Pt) & 1F (Pt) - Office - 215.15 Sq.mt) at Availing Premium FSI at Nookampalayam Main Road, Perumbakkam, Chennai Comprised in Old S.No.233/2, New S.Nos.233/2A2, 233/2A3, 233/2B2, and 233/2B3 of Perumbakkam Village within the Limits of St.Thomas Mount Panchayat Union received in the reference 1st cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the DC letter in the reference 9th cited.

Applicant has Gifted Road Widening Portion to CMDA vide Document No.12943/2024, Dated 22/10/2024 and taken over by CMDA on 06.11.2024.

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

Sl. No.	Charges	Total Amount	Amount remitted in Receipt No. and Dated
I	Scrutiny Fees	Rs.6,104.00	CMDA/PP/Ch/13758/2024 & dt. : 06 April, 2024
II	Scrutiny Fees	Rs.3,365.00	CMDA/PP/Ch/15040/2024 & dt. : 18 July, 2024

III	Scrutiny Fees	Rs.1,346.00	CMDA/PP/Ch/15364/2024 & dt. : 12 August, 2024
IV	Balance Scrutiny Fees	Rs.3,000.00	CMDA/PP/Ch/15466/2024 & dt. : 29 August, 2024
V	Development charges for land per Sq. m.	Rs.6,000.00	CMDA/PP/Ch/15466/2024 & dt. : 29 August, 2024
VI	Development charges for building per Sq. m.	Rs.37,000.00	CMDA/PP/Ch/15466/2024 & dt. : 29 August, 2024
VII	Regularisation charge for land	Rs.31,000.00	CMDA/PP/Ch/15466/2024 & dt. : 29 August, 2024
VIII	Security Deposit for Building	Rs.6,32,000.00	CMDA/PP/Ch/15466/2024 & dt. : 29 August, 2024
IX	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/15466/2024 & dt. : 29 August, 2024
X	Security Deposit for Septic Tank / STP	Rs.32,000.00	CMDA/PP/Ch/15466/2024 & dt. : 29 August, 2024
XI	I & A Charge	Rs.10,30,000.00	CMDA/PP/Ch/15466/2024 & dt. : 29 August, 2024
XII	Premium FSI Charges	Rs.1,14,75,000.00	CMDA/PP/Ch/15466/2024 & dt. : 29 August, 2024
XIII	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/15466/2024 & dt. : 29 August, 2024

3. Two sets of approved Plans are Numbered as **OL-PP/NHRB/0661/2024 dated 08/11/2024** in **Planning Permit No. OL-01362** are sent herewith. The **Planning Permit** is valid for the period **from 08/11/2024 to 07/11/2032**.
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 Engineer / 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.



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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