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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/S(B2)/0399/2019 Dated: 04.10.2019

To

**The Principal Chief Engineer**
Greater Chennai Corporation
Ribbon Building
Chennai – 600 003.

Sir,

Sub: CMDA – APU – (B Channel – (South) – Planning Permission Application for the proposed construction of Stilt Floor + 4 Floors Office use Commercial building at Door No.3/160, Plot No. A &B, Mount – Poonamallee Road and Parthasarathy Nagar, Astalakshmi Avenue, Manapakkam, Comprised in Old S.No.32 (Part) (as per Document), S.No.32/1A2A2 (as per Patta) of Manapakkam Village, with in Greater Chennai Corporation - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

Ref:
1. The PPA received in SBC No.CMDA/PP/SB/0399/2019, dated 10.06.2019.
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 and Water Supply (MA.I) Dept. dated 4.2.2019.
6. CMDA Office order No.7/2019, dated 12.03.2019.
7. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019.
8. This office DC advice was sent to the applicant in this office letter even No. dated 29.08.2019.
9. The applicant's letter dated 13.09.2019.

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The Planning Permission Application for the proposed construction of Stilt Floor + 4 Floors Office use Commercial building at Door No.3/160, Plot No.A &B, Mount – Poonamallee Road and Parthasarathy Nagar, Astalakshmi Avenue, Manapakkam, Comprised in Old S.No.32(Part) (as per Document), S.No.32/1A2A2 (as per Patta) of Manapakkam Village, with in 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.

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

| Sl. No. | Description | Total Amount | |
|---|---|---|---|
| 1. | Development Charges | Rs.89,000/- | |
| 2. | Scrutiny Fee | Rs. 7,000/- | |

| | | | |
|---|---|---|---|
| 3. | Regularisation charges | Rs. 1,46,000/- | Amount remitted in Receipt No. B0013855 dated 04.09.2019. |
| 4. | Security Deposit for Building | Rs. 7,13 ,000/- | |
| 5. | Security Deposit for Display Board | Rs. 10,000/- | |
| 6. | Infrastructure & Amenities Charges | Rs. 10,52,000/- | |
| 7. | STP Charges | Rs. 57,000/- | |

3. Two sets of approved Plans are Numbered as **B / Non High Rise Building / 290 /2019 dated 04 .10..2019** in **Planning Permit No. 12873** are sent herewith. The **Planning Permit** is valid for the period **from 04.10.2019 to 03 .10.2024**.

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.

11. 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,

4/10/19

For Senior Planner (B-South)
Area Plans Unit

4/10/19

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

**Copy to:**

1. **Applicant**
Mrs.Meeradevi Chakravarthy,
New No.5, Old No.3,
Lambeth Avenue,Alwarpet,
Chennai – 600 018.

2. **The Member**
**Appropriate Authority**
108, Uthamar Gandhi Salai
Nungambakkam, Chennai – 600 034.

3. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road
Nungambakkam, Chennai - 600 034.

4. **The Senior Planner**
Enforcement Cell CMDA,
Chennai – 600 008.

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