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PP/NHRB/N/0546/2019

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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/NHRB/N/0546/2019 Dated: 19.04.2021**

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 Stilt Floor + First Floor (Showroom and Office) + Second Floor (Service Area) + Third Floor (1 Dwelling Unit) + Fourth Floor (1 Dwelling unit) at Old Door No.28, New Door No.61/28, 63/29, Old T.S.No.7, Block No.38, New T.S.No.7/1, 7/2, 7/3, Block No. 38 of Ayanavaram Village within Greater Chennai Corporation Limit - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

Ref:
1. The PPA received in SBC No.CMDA/PP/NHRB/N/00546/2019 dated 19.07.2019.
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 12.3.2019.
7. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
8. This office DC advice sent to the applicant vide this office letter even No. dated 11.11.2019.
9. The applicant has gifted Street Alignment portion vide Doc No.734/2021 dated 10.02.2021 and Land Delivery Receipt also received through TDR Division Vide U.O. Note No.TDR/12349/2020, dated.09.04.2021.
10. The applicant's letter dated 16.04.2021.

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The Planning Permission for the proposed construction of Stilt Floor + First Floor (Showroom and Office) + Second Floor (Service Area) + Third Floor (1 Dwelling Unit) + Fourth Floor (1 Dwelling unit) at Old Door No.28, New Door No.61/28, 63/29, Old T.S.No.7, Block No.38, New T.S.No.7/1, 7/2, 7/3, Block No. 38 of Ayanavaram Village within Greater Chennai Corporation Limit 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 10th cited.

| No. | Description | Total Amount | |
|---|---|---|---|
| 1. | Development Charge | Rs.47,000/- (Rupees Forty Seven Thousand only) | Vide Receipt No.B0017756 dated:05.11.2020 |
| 2. | Scrutiny Fee | Rs.5,000/- (Rupees Five Thousand only) | |
| 3. | Regularization Charges | Rs.55,000/- (Rupees Fifty Five Thousand only) | |
| 4. | I & A Charges | Rs.3,33,000/- (Rupees Three Lakh Thirty Three Thousand only) | |
| 5. | Security Deposit for Building | Rs.3,06,000/- (Rupees Three Lakh Six Thousand only) | |
| 6. | Security Deposit for Display Board | Rs.10,000/- (Rupees Ten Thousand only) | |
| 7. | CMWSSB Charges | Rs.2,66,000/-(Rupees Two Lakh Sixty Six Thousand only) | |
| 8. | Flag Day | Rs. 500/- (Rupees five hundred only) | |

3. The applicant has gifted Street Alignment portion vide Doc No.734/2021 dated.10.02.2021 to an extent of 76.54 sq.m.

4. Two sets of approved Plans are Numbered as **B/NHRB/ 117 A & B /2021, dated. 19.04.2021** in **Planning Permit No. 14125** are sent herewith. The **Planning Permit** is valid for the period **from 19.04.2021 to 18 .04.2026**.

5. 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.

6. 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.

7. 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.

8. 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.

9. **As approved by Tamil Nadu Govt. in G.O.Ms.No.112, H&UD Dept. dated 22.6.2017, to carry out the provisions of Real Estate (Regulation and 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".**

"தமிழ்நாடு அரசு, அரசாணை எண் G.O.Ms.No.112, H&UD Dept. நாள் 22.6.2017–ல் கட்டிட, மனை விற்பனை (முறைப்படுத்தலும் மற்றும் மேம்படுத்தலும்) விதிகள் 2017–க்கு ஒப்புதல் அளித்துள்ளது. இதன்படி மனை/கட்டிடம் விற்பவர் உத்தேசிக்கப்படவிருக்கும் மனை, கட்டிடம் (அ) அபார்ட்மெண்ட்டிற்கு விளம்பரம் செய்யவோ விற்பனை செய்யவோ முன்பதிவு செய்யவோ, விற்கவோ (அ) விலை அறிவிப்பு செய்யவோ மனை, கட்டிடம் (அ) அபார்ட்மெண்ட்டுகளை வாங்குபவர்களுக்கு அழைப்பு விடுக்கவோ எதுவாக இருந்தாலும், அக்கட்டிட, மனை விற்பனை திட்டத்தை தமிழ்நாடு கட்டிட, மனை விற்பனை ஒழுங்குமுறை குழுமத்தில் பதிவு செய்த பிறகே, செயல்படுத்த வேண்டும் என்ற நிபந்தனைக்கு உட்பட்டு இந்த திட்ட அனுமதி ஒப்பளிக்கப்படுகிறது."

10. 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.

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

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,

S. Ganeshrani 19/4/2021

For Chief Planner
Area Plans Unit

19/4/4

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

**Copy to:**

1. S.V.M.Motors Private Limited,
No.63 & 65,
Medavakkam Tank Road,
Ayanavaram,
Chennai – 600 010.

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.

5. **The Chief Engineer**
   CMWSSB
   No.1, Pumping Station Road,
   Chintadripet,
   Chennai – 600 002.



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

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