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Chennai Metropolitan Development Authority
PLANNING PERMIT
(Sec 49 of T & C. P. Act 1971)

PERMIT No. **15055** Date of Permit **10.2022**
PP/NHRB/27B/2022 M/S. GP Homes private
Limited
Rep. by Thiru S. Elumalai
File No **PP/NHRB/SBD/0130/2022** GPA for Thiru
Megavathur Kuppusamy
& 3 others
Name of Applicant with Address **Door No. 40, 1st floor**
4th Avenue, Syndicate Estate Colony
Chennai-101
Date of Application **02.03.2022**

Nature of Development : ~~Layout/Sub-division of Land/Building construction/~~
PP for the proposed Constr. Change in use of Land/Building
of 5th floor + 5 floors 18.00m height residential
Site Address **including with 35 dwelling units at**
Lakshmi Nagar Main Road,
Division No. **Madhanandapuram, Chennai-125**
in S. No. 218/2A & 218/2B of
Madhanandapuram Village

Development Charge paid Rs. **50000/-** Challan No. **B002216** Date **16.07.2022**

PERMISSION is granted to the layout/sub-division of land/building construction/change in use of land/building according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

3. The permit expires on **10.2030** the building construction work should be completed as per plan before the expiry date. If it is not possible to Complete the construction, request for renewing the planning permit should be submitted to Chennai Metropolitan Development Authority before the expiry date. If it is not renewed before the said date fresh Planning Permission application/has to be submitted for continuing the construction work when the Development Control Rules that may be currently in force at that time will be applicable. If the construction already put up is in deviation to the approved plan and in violation of rules, Planning permit will not be renewed.

M. S. Elumalai
For MEMBER SECRETARY

13/10/22

For GP HOMES PVT. LTD.

E. G. D. P.
Director

CONDITIONS

- Note: 1. According to Section 79 of the T. & C. P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision or order of the Planning Authority Under section 49 or sub-section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated.
2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the planning permission in the event of planning permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.



Greater Chennai Corporation
நகராட்சி நிர்வாகம்

Town Planning Section-Works

மாடகட்டி அனுமதி

Building Permission

(1919 ஆங்கிலேய அரசு சட்டம் 238 வது பிரிவினா படி)

(1919 MCMC Act Section 238)

மாடகட்டி திட்டம் / Building Plan No		மாடகட்டி திட்டம் / Plan Submission No	
CEBA/WDCN12/00340/2022		PP/NIRB/S(B1)/0130/2022 - 14/10/2022	
குட்டி / Zone	குட்டி / Ward	அனுமதி நாள் / Approval Date	அனுமதி நாள் / Application Date
N12	N156	01/11/2022	18/10/2022
அனுமதி செய்து கொடுத்த குடியிருப்பு முகவரி / Applicant name & address		GP HOMES PRIVATE LIMITED REP BY ITS M.D.- Thiru.S.ELUMALAI GPA FOR Thiru. MEGANATHAN KUPPUSAMY, Thiru.K.RAMANATHAN SUNDARAM MUDALIAR, Tmt. POONKODI IAI&Thiru. N.SELVAM, DOOR No. W740, 1st FLOOR, 4TH AVENUE, SYNDICATE BANK COLONY, CHENNAI- 600101.	
சேவை வகை / Service Type		Building Permit for CMDA Approved Plan	
புவி முகவரி / Plot address		Survey No:218/2A&218/2B,MAIN ROAD, LAKSHMI NAGAR,MUGALIVAKKAM,MUGALIVAKKAM,Madha nandapuram, Chennai, 600125	
Building License Fees		410900	
Regularisation Charges (penalty under section 244A)		245400	
Road cut charges - CMWSSB SEWERAGE		32700	
Road cut charges - CMWSSB, WATER		24500	
Road cut charges - TNER		24500	
Scrutiny Fees		600	
Tentative improvement charges		913000	
Workers Welfare Board		490200	
மொத்தக் கட்டணம் / Total (In Rs.)		2141800	

Amount (in words): Rupees Twenty One Lakhs Forty One Thousands Eight Hundred Only

Payment Details:

DD Number: 013288

Amount 2141800
(In Rs.):

Date: 28/10/2022

Bank: HDFC BANK

பின்புலத்தில் நிபந்தனைகளுடன் அனுமதிக்கப்பட்டிருக்கிறது. நகராட்சி அனுமதி

Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

அனுமதி கால முடிவு 31/10/2027
Permit Valid upto 31/10/2027



Digitally Signed by K
Sundararajan
Date: 01-Nov-2022 (15:07:39)

Executive Engineer (T.P.)

For GP HOMES PVT. LTD.

Director

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- [illegible]

BY REGISTERED POST WITH ACK.DUE



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

Letter No.PP/NHRB/S(B1)/0130/2022,

Dated: 14.10.2022

To

The Principal Chief Engineer,
Greater Chennai Corporation,
Ribbon Building, Chennai 600003.

Sir,

Sub: CMDA – Area Plans Unit - 'B' Channel (South) - Planning Permission for the proposed construction of Stilt floor + 5 floors (18.00m height) Residential building with 35 dwelling units at Lakshmi Nagar Main Road, Madhanandapuram, Chennai 600125 bearing S.No.218/2A & 218/2B of Madhanandapuram Village within the limits of Greater Chennai Corporation – 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/0130/2022, dated.02.03.2022.
 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. CMDA office order No.7/2019 dated 12.03. 2019
 7. NOC from AAI Issued in No. CHEN/ SOUTH/B/052622 /67440, dated .12.8.2022
 8. This office DC letter even No. dated.09.09.2022.
 9. Applicant's letter dated.26.09.2022.

The Planning Permission Application for the proposed construction of Stilt floor + 5 floors (18.00m height) Residential building with 35 dwelling units at Lakshmi Nagar Main Road, Madhanandapuram, Chennai 600125 bearing S.No.218/2A & 218/2B of Madhanandapuram Village within the limits of Greater Chennai Corporation received in the

For GP HOMES PVT. LTD.


Director

reference 1st cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 7th cited.

2. The applicant has remitted the following charges in the reference 8th cited.

i)	Development charges	₹ 50,000/-	Receipt No. B0022161, dated:16.09.2022
ii)	Scrutiny Fee	₹ 4,000/-	
iii)	Regularization charges	Nil	
iv)	Open space & reservation charges	Nil	
v)	Security Deposit for Building	₹ 7,42,000/-	
vi)	Security Deposit for Display Board	₹ 10,000/-	
vii)	Security Deposit for Septic Tank	₹ 35,000/-	
viii)	Infrastructure & Amenities Charges	₹ 11,71,000/-	
ix)	Premium FSI Charges	Nil	
x)	Shelter charges	₹ 32,000/-	
xi)	MIDC Charges	Nil	

3. Two sets of approved Plans are numbered as **PP/NHRB/278/2022**, dated. **14.10.2022**, Planning Permit No. **15055** are sent herewith. The Planning Permit is valid for the period from **14.10.2022** to **13.10.2030**.

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 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 Greater Chennai Corporation.

For GP HOMES PVT. LTD.

12.  Director 3/4

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 Senior Planner
Area Plans Unit.

Per
14/x/2022

Encl:

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

Copy to:

- ✓ 1. **M/S.G P Homes Private Limited**
Represented by its M.D. Thiru.S.Elumalai
GPA for 1.Thiru. Meganathan Kuppusamy,
2. Thiru.K.Ramanathan Sundaram Mudaliar,
3.Tmt.Poonkodhai and 4.Thiru.N.Selvam
Door No.W740, 1st Floor,4th Avenue,
Syndicate Bank Colony,Chennai – 600101.
2. **The Deputy Planner**
Enforcement Cell (South),
CMDA, Chennai – 8.
(with one set of approved plan).
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.
5. **The Chair Person,**
TNRERA,CMDA Tower II
Chennai.600 008
(with one set of approved plan)