

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)/0573/2020, Dated: 9.02.2021

To

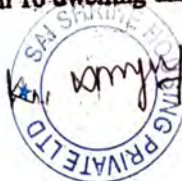
The Principal Chief Engineer,
Greater Chennai Corporation,
Ribbon Building, Chennai 600003.

Sir,

Sub: CMDA – Area Plans Unit - 'B' Channel (South) – Planning Permission for the proposed construction of Stilt floor + 2 floors + 3rd floor (part) (12.0m Height) Residential Building with 16 dwelling units at School Road, Sholinganallur, Chennai 600119 in S.No.689/1B2 (as per Document), S.No.689/1B2B (as per Patta) of Sholinganallur Village within the limit 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/0573/2020, dated 23.10.2020.
 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. CMDA office order No.7/2019 dated 12.03. 2019
 7. This office DC letter even No. dated.08.01.2021.
 8. Letter dated.19.01.2021 received from the applicant.

The Planning Permission Application for the proposed construction of Stilt floor + 2 floors + 3rd floor (part) (12.0m Height) Residential Building with 16 dwelling units at School



Road, Sholinganallur, Chennai 600119 in S.No.689/1B2 (as per Document), S.No.689/1B2B (as per Patta) of Sholinganallur Village within the limit of 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 7th cited.

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

i)	Development charges	₹ 25,000/-	Receipt No. CMDA/PP/Ch/3793/2021, dated:18.01.2021.
ii)	Scrutiny Fee	₹ 3,000/-	
iii)	Regularization charges	₹ 74,000/-	
iv)	Open space & reservation charges	Nil	
v)	Security Deposit for Building	₹ 4,05,000/-	
vi)	Security Deposit for Display Board	₹ 10,000/-	
vii)	Security Deposit for Septic Tank	₹ 16,000/-	
viii)	Infrastructure & Amenities Charges	₹ 5,40,000/-	
ix)	Premium FSI Charges	Nil	
x)	Shelter charges	Nil	
xi)	MIDC Charges	Nil	

3. Two sets of approved Plans are numbered as PP/NHRB/23/2021, dated 9.02.2021, Planning Permit No.13931 are sent herewith. The Planning Permit is valid for the period from 9.02.2021 to 8.02.2026.

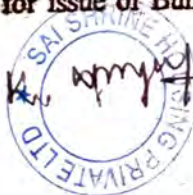
4. The Localbody is requested to ensure water supply and sewerage disposal facility for the proposal before issuing building Permit. It shall be ensured that all wells, overhead tanks are hermitically sealed with properly protected vents to avoid mosquito menace. Non provision of rain water harvesting 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 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.
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 Chief Planner (B-South)
Area Plans Unit.



Encl:

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

Copy to:

1. ✓ M/s Sai Shrine Housing Private Limited,
Represented by its Managing Director
Thiru.K.Velayudam
GPA for 1.Thiru.M.Anantharaman
and 2.Tmt.S.Kasimani,
Plot No.25 & 29, Sakthi Srinivasan Salai,
Kumaran Kudil 2nd Cross Street,
Okkiyam Thoraipakkam, Chennai 600097.
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.



Chennai Metropolitan Development Authority
PLANNING PERMIT

(Sec 49 of T & C. P. Act 1971)

PERMIT No.

13931

PP/NHRB/23/2021

Date of Permit 09-02-2021

File No. PP/NHRB/23/2021

M/s Saishrine Housing Pvt

Ltd, Rep by M.D.

Thiru. K. Velayudam,

Name of Applicant with Address... Co. PA. for 1. Thiru. M. Anantharam

Plot No. 25 & 29, Sakthi Srinivasan 2. Tmt. S. Kastman

Salai, kumaran kudil 2nd cross Date of Application... 23.10.2020

Street, Okkiyam Thovaspakkam, Chennai-600097

Nature of Development: Layout/Sub-division of Land/Building cons-

struction/Change in use of Land/Building

PP for the proposed Construction of SHIT Floor + 2 floors + 3rd floor (part)

Site Address (12.0m height) Residential building with

16 dwelling units at school road, Sholinganallur,

Division No. Chennai-600119 In S. No. 689/1B2

(as per document), S. No. 689/1B2B (as per Patta)

of Sholinganallur Village

CAOA/PP/4/3793/2021

Development Charge paid Rs 25,000/- Challan No. Date 18.01.2021

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

08-02-2026

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.

For MEMBER SECRETARY



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரமைப்பு பிரிவு
Town Planning Section-Works
கட்டிட அனுமதி

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)
(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண் / Building Plan No

CEBA/WDCN15/00163/2021

கட்டிட அனுமதி எண் / Plan Submission No

PP/NHRB/S(B1)/0573/2020 - 09/02/2021

மண்டலம் / Zone

N15

கோட்டம் / Ward

N197

அனுமதி நாள் / Approval Date

06/07/2021

மனுபெறப்பட்ட நாள் / Application Date

12/02/2021

மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address

Ms. Sai Shrine Housing Pvt Ltd Represented by its
Managing Director Thiru. K. Velayudam-Plot No. 25 & 29,
Sakthi Srinivasan Salai, Kumaran Kudil 2nd Cross Street,
Okkiyam Thoraipakkam, Chennai 97

சேவாபெற்று தன்மை / Service Type

Building Permit for CMDA Approved Plan

மனை அமைவிடம் / Plot address

Survey No:S.No.689/1B2B, SCHOOL
STREET,SHOLINGANALLUR,SHOLINGANALLUR,Sho
linganallur, Chennai, 600119

Building License Fees

201500

Road cut charges - CMWSSB SEWERAGE

15200

Road cut charges - CMWSSB, WATER

11400

Road cut charges - TNEB

11400

Scrutiny Fees

600

Workers Welfare Board

268400

மொத்தக் கட்டணம் / Total (In Rs.)

508500

Amount (in words): Rupees Five Lakh Eight Thousand Five Hundred Only

Payment Details:

DD Number: 013890

Amount 508500
(In Rs.):

Date: 16/06/2021

Bank: HDFC BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி 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
Permit Valid upto

05/07/2026

05/07/2026



Digitally Signed by Umapathy
Date: 06-Jul-2021 (15:35:06)

Executive Engineer (T.P.)

