#### 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: <u>mscmda@tn.gov.in</u> Website: <u>www.cmdachennai.gov.in</u>

Letter No. CMDA/ PP/NHRB/C/0239/2022

Dated:29.07.2022

To
The Principle Chief Engineer
Greater Chennai Corporation
Rippon Building
Chennai – 600 003.

Sir,

Sub: CMDA - APU - (B Channel - Central Division) - The Planning Permission Application is for the Proposed Construction of Stilt Floor + 4floors Residential building with 8 dwelling units availing Premium FSI at Door No. 320, Block No. 171, 4th Avenue / 12th Main Road, Shanthi Colony, Annanagar, Chennai comprised in Old S.No. 207 part, T.S.No 164/2, Block No.19 of Koyambedu Village within Greater Chennai Corporation Limit - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

Ref: 1. Planning Permission Application received in SBC No. CMDA/PP/NHRB/C/0239/2022 dated 29.04.2022

G.O.Ms.No.86, H&UD Department dated 07.06.2022

G.O.Ms.No.85, H&UD Department dated 16.5.2017.

 Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.

 G.O.MS.No.18, Municipal Administration & Water Supply (MA-I) Dept, dated 04.02.2019.

6. WP (MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 /2019 dated 12.04.2019.

G.O.(Ms).No.19, H&UD (UD4(1)) Department dated 02.03.2022.

8. DC and other charges sent to the applicant in this office letter even No. dated 20.06.2022.

9. Applicant's letter dated 18.07.2022.

The Planning Permission Application is for the Proposed Construction of Stilt Floor + 4floors Residential building with 8 dwelling units availing Premium FSI at Door No. 320, Block No. 171, 4<sup>th</sup> Avenue / 12<sup>th</sup> Main Road, Shanthi Colony, Annanagar, Chennai comprised in Old S.No. 207 part, T.S.No 164/2, Block No.19 of Koyambedu Village within Greater Chennai Corporation Limit within Greater Chennai Corporation Limit received in the reference 1<sup>st</sup> cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 8<sup>th</sup> cited.



The applicant has remitted the following charges in the reference 9<sup>th</sup> cited.

Charges Details	Value (Amount)	Receipt No. and Date
ž.	RS. P.	
Development Charges	17,000	
Regularization charges	54,000	× 9
Scrutiny Charges	3,000	
S.D. for building	2,63,000	CMDA/Pp/Ch/7781/2022 dated
S.D. for Display Deposit	10,000	15.07.2022
I & A charges	4,07,000	13.07.2022
MIDC Charges	3,05,000	
Premium FSI Charges	1,28,000	*
Flag Day Charges	500	

- 3. Two sets of approved Plans are numbered as PP/NHRB/229/2022 Dated29.07.2022 in Planning Permit No. 15006 are sent herewith. The Planning Permit is valid for the period from 29.07.2022 to 28.07.2030.
- 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 ewnership 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 difference stages by CMDA.
  - 10. This Planning Permission is not final. The applicant has to approach the Principle 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.

## PP/NHRB/C /0239/2021

12. Further, the Planning Permission issued under the TNCD&BR, 2019 is subject to outcome of the Honorable High Court Order in the reference 6th cited.

Yours faithfully,

1. Jay-12 29/7/2020

For Senior Planner,

Encl: 1. Two sets of approved Plans.

2. Two copies of Planning Permit.

Copy to:

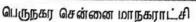
Thiru. P.Kruthivas Director M/s Pushkar Properties Private Limited GPA for Suriya Natarajan and 7 others No.3/51, 'F' Block, 2<sup>nd</sup> Main Road, Anna Nagar East, Chennai-600 102.

- The Member
   Appropriate Authority
   108, Uthamar Gandhi Salai
   Nungambakkam, Chennai 600 034,
- The Chief Engineer CMWSSB, No.1, Pumping Station Road, Chintadripet, Chennai - 600 002.
- The Commissioner of Income Tax No.108, Mahatma Gandhi Road Nungambakkam, Chennai - 600 034.
- The Deputy Planner
   Enforcement Cell (Central)
   CMDA, Chennai 600 008.
- The Chairperson,
   TNRERA
   Door No.1A, 1st Floor,
   Gandhi Irwin Bridge Road,
   Egmore, Chennai 600008.

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

PERMIT No.	15006	Date of Permit 29 07/2022
PP/NHRI	3/229/2022	Thiru. P. Kruthivas
File No .P.P./	HRB C 0239 20	M/s Pushkar Properties Private Limited GPA for and Jothers  2/51 "E" Block
Name of Appli	cant with Addressالله على المحادثة المحادثة المحادثة المحادثة المحادثة المحادثة المحادثة المحادثة المحادثة	Block  Block  A Main Road Anna Nagar East bennal  Date of Application29/94/2022.
	Dan	posed
Nature of Deve		division of Land/Building construction/
		Charge in use of Land/Ruilding
	Still Floor+4+10	ors Residential building
Site Address	With 8 dwelling Block No. 171 4	units at Poor No. 320,
Division No	Shanthi colony,	Anna Nagar Chennei Compile
	of Koyambedu	village within Greater
	, , , , , , , , , , , , , , , , , , , ,	CHONER/01/7701/702
Development (	Charge paid Rs.l.7,.00	CHON 17/06/7781/2022 Challan No Date !5/07/2022
PERMIS construction/cl	SSION is granted to the hange in use of land/bu	ne layout/sub-division of land/building ilding according to the authorised copy oct to the condition overleaf.
3. The p	ermit expires on?	the completed as per plan before the expiry
date. If it is not	possible to Complete th it should be submitted	e construction, request for renewing the to Chennai Metropolitan Development
Authority before	e the expiry date. If it is	not renewed before the said date fresh.
Planning Perr	nission application/has	s to be submitted for continuing the
construction w	ork when the Developm	nent 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	e approved plan and ir	violation of rules. Planning permit will
not be renewe	d.	1. Jeyall 29/7/20
		FOR MEMBER SECRETARY
		2/2022
		410.1



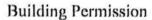


### Greater Chennai Corporation

நகரமைப்பு பிரிவு

### Town Planning Section-Works

கட்டிட அனுமதி



(1919 ஆம்ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி.)

(1919 MCMC Act Section 238)

கட்டட அனுமதி என்/ Building Plan No CEBA/WDCN08/00298/2022		திட்ட அனுமதி எண்/Plan Submission No		
		CMDA/PP/NHRB/C/0239/2022 - 29/07/2022		
ιρεκπ∟εκό / Zonc	Conticuit / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date	
N08	N099	15/09/2022	09/08/2022	
றனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		P.KRUTHIVAS DIRECTOR-M/s.PUSHKAR PROPERTIES PRIVATE LIMITED GPA FOR SURIYA NATARAJAN & 7 OTHERS, No:3/51, "F" Block, 2nd Main Road, Anna Nagar East, CHENNAI-600102.		
வெற்பாட்டு தன்னம் / Service Type		Building Permit for CMDA Approved Plan		
pഞ്ഞ -அത്തുബിപ്രio / Plot address		Door No:320, BLOCK No:171, Block No:19, Survey No:T.S:164/2, 12th MAIN ROAD&, 4th Avenue(M to N104), Shanthi Colony, Anna Nagar West, Koyambedu, Chennai, 600040		
Building License Fees			125100	
Road cut charges - CMWSSB SEWERAGE			71500	
Road cut charges - CMWSSB, WATER		2	71500	
Road cut charges - TNEB		7150		
Scrutiny Fees		600		
Workers Welfare Board		178700		
மொத்தக் கட்டணம்/ Total (In Rs.)		51890		

Amount (in words): Rupees Five Lakh Eighteen Thousands Nine Hundred Only

Payment Details:

DD Number: 085560

Amount (In Rs.):

518900

Date: 12/09/2022

Bank: KARUR VYSYA 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

14/09/2027

Permit Valid upto

14/09/2027

Digitally Signed by K Sundararajan

Date: 15-Sep-2022 (12:59:33)

Executive Engineer (T.P.)