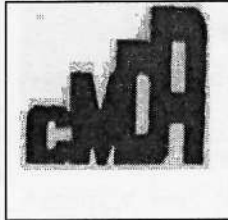


**BY REGISTERED POST WITH ACK DUE**



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,  
Chennai - 600 008  
Phone : 28414855 Fax: 91-044-28548416  
E-mail: [mcmda@tn.gov.in](mailto:mcmda@tn.gov.in)  
Website: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No. CMDA/PP/NHRB/C/0226/2022

Dated:05.09.2022

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 + 5 Floors Residential building with 10 dwelling units availing Premium FSI at MIG Block No.4, Old Door No.7, New Door No.4A, 4B, 4C & 4D, P.T.Rajan salai, K.K.Nagar, Chennai comprised in Old S.No.335/1A1 part, 394/1part, T.S.No.34, Block No.103 of Kodambakkam 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/0226/2022, dated 19.04.2022
  2. G.O.Ms.No.86, H&UD Department dated 07.06.2022
  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 & 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.
  7. G.O.(Ms).No.19, H&UD (UD4(1)) Department dated 02.03.2022.
  8. NOC from the Chief Engineer (planning) GCC letter dated W.D.C.No.D2/0983/2022 dated 22.07.2022
  9. DC and other charges sent to the applicant in this office letter even No. dated 16.08.2022.
  10. Applicant's letter dated 26.08.2022.

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The Planning Permission Application is for the Proposed Construction of Stilt + 5 Floors Residential building with 10 dwelling units availing Premium FSI at MIG Block No.4, Old Door No.7, New Door No.4A, 4B, 4C & 4D, P.T.Rajan salai, K.K.Nagar, Chennai comprised in Old S.No.335/1A1 part, 394/1part, T.S.No.34, Block No.103 of Kodambakkam Village 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 9<sup>th</sup> cited.

2. The applicant has remitted the following charges in the reference 10<sup>th</sup> cited.

Charges Details	Value (Amount)	Receipt No. and Date
	RS. P.	
Development Charges	21,000	B0022018 dated 24.08.2022
Scrutiny Charges	2,000	
Regularization Charges	66,000	
I & A charges	5,26,000	
S.D. for building	3,28,000	
S.D. for Display Deposit	10,000	
MIDC Charges	3,81,000	
Pre-FSI Charges	27,75,000	
Flag Day Charges	500	

3. Two sets of approved Plans are numbered as **PP / NHRB / 258 / 2022** Dated **05.09.2022** in **Planning Permit No. 15035** are sent herewith. The **Planning Permit** is valid for the period from **05.09.2022** to **04.09.2030**.

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. 32

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 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.

12. Further, the Planning Permission issued under the TNCD&BR, 2019 is subject to outcome of the Honorable High Court Order in the reference 6<sup>th</sup> cited.
13. The applicant should abide all the conditions said by the GCC NOC in the reference 8<sup>th</sup> cited

Yours faithfully,

  
For Senior Planner, 5/9/2022  
CMDA  
A.K.  
5/9/2022

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

**Copy to:**

1. M/S KCEE PROPERTIES PVT,LTD, rep by  
Managing Director Mr. L. Chandrasekar GPA  
Door No.17, 3<sup>rd</sup> Cross Street,  
CIT Nagar,  
Chennai-600 035.
2. The Member  
Appropriate Authority  
108, Uthamar Gandhi Salai  
Nungambakkam, Chennai – 600 034.
3. The Chief Engineer  
CMWSSB,  
No.1, Pumping Station Road,  
Chintadripet, Chennai - 600 002.
4. The Commissioner of Income Tax  
No.108, Mahatma Gandhi Road  
Nungambakkam, Chennai - 600 034.
5. The Deputy Planner  
Enforcement Cell (Central)  
CMDA, Chennai – 600 008.
6. The Chairperson,  
TNRERA  
Door No.1A, 1st Floor,  
Gandhi Irwin Bridge Road,  
Egmore, Chennai – 600008.