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Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. **9074**

C / PP / MSB / 28 (A to N) / 2016 Date of Permit **12.05.2016**

File No. **C3CN / 8421 / 2015**

Name of Applicant with Address **Ms. Ramaniam Real Estates Pvt Limited and Magnum Group rep. by GPA: M. Chandrasekhar**
Date of Application **22.05.2015**

Nature of Development : ~~Layout/Sub-division of Land/Building construction/Change in use of Land/Building~~

Planning permission for still + ground + 9 floor Residential building with 219 dwellings
Site Address **R. S. No. 311/3 & 312/1 (As per Doc), S. NO. 311/3A & 312/1 (As per Patta) Kottivakkam Village, T. P. Karolhan**
Division No. **Nagar Main Road, Chennai-41**

Sholingur Taluk, Kanchipuram Dist.

Development Charge paid Rs. **4,00,000/-** Challan No. **B00951** Date **12.04.2016**

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 **11-05-2019**

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.

Gent. Lr (MS) No 62

H A U D (UD-I) dt 27.02.2016 P. 11/05/2016

For MEMBER SECRETARY

12/05/2016



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.C3 (N)/8421/2015 Dated: 12.05.2016.

To
The Commissioner,
Greater Chennai Corporation,
"Ripon Buildings",
Chennai – 600 003.

Sir,

Sub: CMDA – Area Plans Unit – MSB (North) Division – Planning Permission Application for the Stilt Floor part / Ground floor part + 1st floor (parking) + 2nd Floor (Swimming Pool and Dwelling units) to 9th Floor Residential building with 219 dwelling units and a Gym at 2nd Floor & 3rd floor, Party hall at 4th floor, Aerobics, Committee room and Home Theatre at 5th floor, Indoor Game at 6th floor at R.S No:311/3&312/1(As per Doc), S.No 311/3A &312/1(As per patta), Kottivakkam Village, KP Kandan Nagar Main Road, Chennai-600041, Sholinganallur Taluk, Kancheerpuram district – **Under Premium FSI**-applied by **M/s Ramaniyam Real Estates Pvt Ltd., and Magnum Group** (Represented by their G.P.A Mr. Chandru), – Approved - Reg.

- Ref: 1 Planning Permission issued earlier in letter No B1/3370/2015 dated 13.05.2015
- 2 PPA received on 22.05.2015 in MSB/2015/000401
- 3 special sanction accorded in proceedings in letter No.B1 /3370 / 2013 dated 16.05.2014
- 4 NOC from AAI in Letter No.AAI/SR/NOC/RHQ/ dated 15.07.2015
- 5 NOC from DF&RS in letter No R.Dis No.12700/C1/2015 dated 23.09.2015.
- 6 The revised plan furnished by the applicant in letter dated 31.08.2015, 19.10.2015 and 30.12.2015.
- 7 NOC from IAF letter No AIR HQ/S.17726/4/ATS (PC-MCMXCII) /Dy No.897/F/2015/D (Air-II) dated 11.12.2015.
- 8 This office letter even No. Dated 15.01.2016 addressed to Govt., along with Agenda & Minutes of the 229th MSB Panel meeting held on 20.08.2015.
- 9 Govt., H&UD (UDI) Dept letter (Ms) No.62, dated 29.02.2016.
- 10 Applicant's letter dated 08.03.2016 furnishing the undertaking to furnish NOC from CMWSSB for STP & Swimming Pool before Completion Certificate.

- 11 Environmental Clearance issued by SEIAA in letter No. SEIAA/TN/F.4089 / EC / 8(a)/442/2015 dated 21.01.2016
- 12 SRO, Adyar letter No 151/16 dated 14.03.2016, furnishing the Guide Line Value
- 13 NOC received from Police (Traffic) Dept in letter No.Rc.No.Tr./License/1050/ 27259/2015 dated 01.02.2016.
- 14 This office letter even No. dated 24.03.2016 requesting DC & other charges.
- 15 The applicant letter dated 12.04.2016 furnishing receipts for remittance of charges.
- 16 The applicant letter dated 20.04.2016 furnishing the original receipts for remittance of charges in the earlier approval.
- 17 The applicant letter dated 29.04.2016 furnishing the registered Memorandum of Agreement for upper floor parking.
18. The applicant letter dated 03.05.2016 furnishing the undertakings

The proposal received in the reference 2nd cited for proposed MSB construction of Stilt Floor part / Ground floor part + 1st floor (parking) + 2nd Floor (Swimming Pool and Dwelling units) to 9th Floor Residential building with 219 dwelling units and a Gym at 2nd Floor & 3rd floor, Party hall at 4th floor, Aerobics, Committee room and Home Theatre at 5th floor, Indoor Game at 6th floor at R.S No:311/3&312/1(As per Doc), S.No 311/3A &312/1(As per patta), Kottivakkam Village, KP Kandan Nagar Main Road, Chennai-600041, Sholinganallur Taluk, Kancheerpuram district has been examined and Planning Permission issued based on the Govt. order issued in the reference 9th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by AAI, DF&RS, IAF, Environmental Clearance, Police (Traffic) Dept in the reference 4th, 5th, 7th, 11th and 13th cited.

2. The applicant has remitted the following charges:-

i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.4,00,000 /- remitted vide receipt No B00951 dated 12.04.2016. (Rupees Four Lakhs only) after adjusting the amount of 216000/- paid earlier in receipt No 389 dated 30.04.2015 in file No B1/3370/2013.
ii)	Balance Scrutiny Fee	Rs.10,000/- (Rupees Ten Thousand only) vide receipt No B00951 dated 12.04.2016.

iii)	Security Deposit for Building	Rs.1, 14, 00,000/- (Rupees One Crore Fourteen Lakhs only) vide receipt No B00951 dated 12.04.2016. after adjusting the amount of Rs.36, 60,000/- paid earlier in receipt No SD 35 dated 04.05.2015 in file No B1/3370/2013.
iv)	Security Deposit for Display Board	Rs. 10,000/- (Rupees ten thousand only) remitted vide receipt No B00951 dated 12.04.2016.
v)	Infrastructure Development Charge for CMWSSB	Rs.41,30,000/- (Rupees forty One lakhs and thirty thousand only)
vi)	Infrastructure & Amenities Charges	Rs.52,30,000/- (Rupees Fifty Two Lakhs and Thirty thousand only) remitted vide receipt No B00951 dated 12.04.2016. after adjusting the amount of Rs.44,67,000/-paid earlier in receipt No 390 dated 30.04.2015 in file No B1/3370/2013.
vii)	Premium FSI charges	Rs.12,01, 00,000/- (Rupees Twelve Crores and one lakhs only. remitted vide receipt No B00951 dated 12.04.2016 and after adjusting the Premium FSI of Rs.1,80,000/- paid in receipt No2140 dated 30.07.2012 in file No B1/10137/2011.
viii)	Flag Day Contribution	Rs.500/- (Rupees Five Hundred Only)

3. The applicant has also furnished undertakings to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS, Traffic Police, AAI, IAF in the reference 20th cited.

4. The applicant has given undertaking to obtain clearance from the CMWSSB for the proposed STP location and design before commencing construction and will construct accordingly without violating the DR norms. The applicant shall produce the NOC obtained from CMWSSB at the time of applying for Completion Certificate.

5. The applicant has to obtain prior permission from the Executive Authority concerned before commencing the construction of Swimming Pool as per G.O.Ms No.97, MAWS Dept., dated 07.07.2015. The applicant has to furnish the NOC obtained from the Executive Authority to CMDA at the time of applying Completion Certificate.

6. Memorandum of Agreement for upper floor parking executed vide Doc.No 1096 of 2016 dated 29.04.2016 in the reference 17th cited and the conditions as per Annexure – XXV-A (DR 28) to be complied.

7. During the construction stage, Applicant shall erect temporary lightening arrestor.

8. The Promoter has to submit the necessary sanitary application directly to CMWSSB and only after due sanction he can commence the internal sewer works.

9. In respect of water supply, it may be possible for CMWSSB to extend water supply to a single sump for the above premises for purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 100 lpcd. In respect of requirement of water for other uses, the applicant has to ensure that he can make alternate arrangements. In this case also, the applicant should apply for the water connection, after approval of the sanitary proposal and internal works should be taken up only after the approval of the water application. 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 harvest structures shown in the approved plans to the satisfaction of the Authority will also be considered as a deviation to the approved plans and violation of DR and enforcement action will be taken against such development.

10. Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. This 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.

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 connected Building Rules under the respective Local Body Act 1920, such as Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality Act, Tamil Nadu Panchayat Act. 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 its continued structural stability of the buildings.

11. 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 consider only the aspect on 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.

12. Two sets of approved plans numbered **as C/PP/MSB/28 A TO N /2016**; dated **12.05.2016** in **PP No.9074** are sent herewith. The Planning Permission is valid for the period from **12.05.2016 to 11.05.2019**.

13. The Commissioner, Corporation of Chennai is requested to take necessary further action for issue of Building Permit under the Local Body Act after causing site inspection to ensure that the construction is in conformity with the plan furnished.

15. This approval is not final. The applicant has to commence the project only after obtaining necessary Building Permit under the Local Body Act.

Yours faithfully,


for MEMBER-SECRETARY.

Encl: 1) Two sets of approved plans
2) Two copies of Planning Permit

F.V.
12/05/2016

Copy to:

1. **M/s Ramaniyam Real Estates Pvt Ltd., and
Magnum Group** (Represented by their G.P.A Mr. Chandru)
No .17/35, 2nd Main road,
Gandhi Nagar ,Adyar, Chennai-600020.
(This approval is not final, you have to approach The Commissioner, Corporation
of Chennai for issue of Building Permit)
2. The Deputy Planner, Enforcement Cell (S), 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 Director of Fire & Rescue Service P.B.No.776, Egmore, Chennai-8. (With one set of
approved plans).

5. The Chief Engineer, CMWSSB, No.1 Pumping Station Road, Chintadripet, Chennai-2.
6. The Additional Deputy Commissioner of Police (Traffic), Vepery, Chennai-8.
7. The Chief Engineer, TNEB, Chennai-2.
8. Thiru.Arvidan Rangan
Registered Architect-CA/1991/14238.
No 17/35 II Main Road, Gandhi Nagar, Adyar, Chennai-600020.
9. Thiru.Alex Jacob,
Consulting Engineer 41/A Beach Road, Kalakshetra colony, Chennai-600090.Class I.L.S
No 433.
10. Thiru M.Ganesh,
Site Engineer No.3
Pilaiyar Kovil street,
Essa Palavaram,
Chennai-600043.



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
நகரமைப்பு பிரிவு - பணித்துறை
Town Planning Section-Works Department

Building Permission

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

கட்டிட அனுமதி எண்/ Building Plan No		கட்டிட அனுமதி எண்/Plan Submission No	
CEBA/WDCN14/00253/2016		C3(N)8421/2015 - 27/05/2016	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுப்பப்பட்ட நாள் / Application Date
N14	N184	05/10/2016	05/10/2016
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		RAMANIYAM REAL ESTATES PVT LTD-NO-17/35,2nd MAIN ROAD,GANDHI NAGAR,ADYAR,CHENNAI-20	
சேவாட்டு தகவல் / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Door No:-,Block No:-,Plot No:R.S NO-311/3 AND 312/1, KOTTIVAKKAM,CHENNAI, 600041	
Building License Fees		4055000	
Road cut charges - CMWSSB SEWERAGE		42000	
Road cut charges - CMWSSB, WATER		32000	
Road cut charges - TNEB		32000	
Scrutiny Fees		600	
Tentative improvement charges		384000	
மொத்தக் கட்டணம்/ Total (In Rs.)		4545600	

Amount (in words): Rupees Forty Five Lakhs Forty Five Thousands Six Hundred Only

M.W.G.W.F. DD Details : DD Number: 207890 Amount: 4955000 Rs. Date:03/10/2016 Bank:AXIS BANK LTD.

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Sanctioned for CMDA Proposal- only for Building Permit Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

இந்த அனுமதி 04/04/2017 ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி முடிவு நாள் 04/10/2018

This Sanction will expire if the construction is not started with in 04/04/2017

If Construction started Building Permit is valid up to 04/10/2018

Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)

05/10/16

05/10/16



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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