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Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 11150

C/PP/MSB/24(A to L)/2017 Date of Permit 20.04.2017

File No. C/M/18116/2016 M/s Aishwarya Properties Pvt. Ltd.
Name of Applicant with Address. Rep. by Thiru S. Sridharan Director
Newly Shored, F-34, old No 97,
F-BLOCK 4th Street, 1st Floor, East CH-102
Date of Application 25.11.2016

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

Construction of MSB Residential building
with BF + Stile + 9 floors with 107 D.U

Site Address Plot No 5, Old S.No. 664/1 Part A 664/2,

Division No. 657/2A part, 657/2B part, 2C part,
2E part in T.S. No 21/12 & 30/4

Block No. 77 Ward 5 of Paruthipettur
village, Avadi municipality under Premises FSI.

Development Charge paid Rs. 2,50,000/- Challan No B003990 Date 22/03/17

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 19.04.2022

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.

Cr. Et. (MS) No. 41

HXUD (VDI) Dept

dt. 07.03.2017

EJA
20/04/2017

For MEMBER SECRETARY

21/04/17

ஆவடி பெருநகராட்சி

திருத்தப்பட்ட தமிழ்நாடு மாவட்ட நகராட்சிகளின் சட்டம் 1920 பிரிவு 200 & 201ன் படி
பிறப்பிக்கப்படும் உத்திரவு.

முன்னிலை : திரு. P.M.N. முனியாண்டி ரெஸ்டிரெண்ட்ஸ் ஆணையர், ஆவடி பெருநகராட்சி

கட்டிட விண்ணப்ப எண்	POC : 3002/2017/F	நாள் :	20/4/17
திட்ட உரிமையாணை எண்	: C/PP/MSB/2017/1/2017	நாள் :	31/05/2017
கட்டிட உரிமையாணை எண்	: 262/2017/F		

1. மனுதாரரின் பெயர்
2. கட்டிட மனுச்செய்த நாள்
3. மனை அமைந்துள்ள இடத்தின் விவரம்

மது. Arishwarya Restorations P Ltd.
: 20/4/17
: பருத்திபட்டி கிராமம்

நகரளவை எண் / 6641, 6642	சர்வே எண். 652/20 Part	கிராமம் எண். 657/2B Part, 2C Part, 2D Part, 2E Part	வார்டு எண்.
கதவு எண் / மனை எண்.		தெரு பெயர் / கிராமத்தின் பெயர்	
மனையின் பரப்பளவு 4368.54 sq.m			

4. உத்தேச கட்டிட விவரம் : புதிய கட்டிடம் / திரும்பக் கட்டுதல் / கூடுதல் கட்டிடம் / குடியிருப்பு / வணிகம் /
வாதுகட்டிடம் / ஆரம்பப் பள்ளிக் கட்டிடம் / கடை கட்டிடம்.
5. உரிமையாணைத் கட்டணம் செலுத்திய விவரம்

விவரம்	ரூபாய்	செலுத்துச் சீட்டு	நாள்
1. சுவர்ந்தாயவு கட்டணம்			
2. கட்டிட உரிமக்கட்டணம்	450000	09718	29/5/17
3. காலி மனை வரி	76455	07005	10/5/17
4. சாலை அமைப்பு கட்டணம்	-		
5. மழைநீர் சேகரிப்பு வைப்புத் தொகை	160500	09719	29/5/17
6. தொழிலாளர் நல நிதி வரைவோலை	262100	வங்கி Koonataka Bank வரைவோலை எண். 11625	29/5/17

7. 10% (GLV) OSR கட்டணம்

வங்கி வரைவோலை எண்.

8. பாதாள சாக்கடை திட்டம் வைப்பு நிதி

1070000 - 09721

9. குடிநீர் திட்டம் வைப்பு நிதி

1070000 - 09720

29/5/17

ஆவடி நகராட்சி மற்றும் சென்னை பெருநகர வளர்ச்சிக்கு குழுப் பகுதியில் அடங்கும் மேலே காணும் இடத்தில் மேலே காணும் விபரப்படிபும் இணைக்கப்பட்ட வரைபடத்தின் படியும் பின் பக்கத்தில் கண்டுள்ள நிபந்தனைகளுக்குட்பட்டு 31/05/2017 ம் தேதியிலிருந்து 19/11/2017க்குள் கட்டிடம் கட்டிக்கொள்ள கட்டிட அனுமதி வழங்கப்படுகிறது.

இணைப்பு : வரைபடம் அனுமதி

பெறுநர்

திரு. / திருமதி. Mrs. Arishwarya
Restorations P/Ltd
Plot No. 5
Peruthi, Peruthi - Peruthi

ஆணையருக்காக

ஆவடி பெருநகராட்சி

31-5-17
31/5/17

BY REGISTERED POST WITH ACK.DUE



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
ThalamuthuNatarajan 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)/18116/2016 Dated: 20.04.2017

To
The Commissioner,
Avadi Municipality,
Avadi, Chennai – 600 054.

Sir,

Sub: CMDA – Area Plans Unit - MSB (North) Division - Planning Permission application submitted for the Proposed construction of Residential building with Basement Floor + Stilt Floor + 9 Floors with 107 Dwelling units at Plot No.5, Old S.No. 664/1,664/2, 657/2A part, 657/2B part, 2C part, 2D part, 2E part in T.S.No.21/12, 30/4, Block No.77, Ward-I of Paruthipattu village in Avadi Municipality, Chennai applied by M/s. Aishwarya Properties Pvt. Ltd. Under Premium FSI – Approved - Reg.

- Ref:
- 1 Planning Permission Application received on 25.11.2016 in MSB/ 2016 /810
 - 2 NOC from AAI in letter No.CHEN/SOUTH/B/120216/185176 dated 02.12.2016
 - 3 The DF&RS NOC vide R.Dis.No.21934/C1/2016 dated 18.01.2017
 - 4 This office letter even No. dated 06.02.2017 addressed to Govt., along with the Agenda and Minutes of the 234th MSB Panel meeting held on 23.01.2017
 - 5 The Govt., H & UD (UD-I) Department letter (Ms) No. 41 dated 07.03.2017..
 - 6 The Guide Line Value received from SRO, Avadi in letter No. Na. Ka No.10 dt.15.03.2017
 - 7 This office DC advice in letter even No. dated 16.03.2017.
 - 8 Applicant Letter dated 22.03.2017 furnishing the receipt for Payment of Development charges.
 - 9 NOC from Police (Traffic) Dept vide Rc.No.Tr./License/1428/ 29093/2016 dt 08.04.2017.
 - 10 Applicant letter dated 30.03.2017, 05.04.2017 ,18.04.2017 & 20.04.2017

---XXXXX---

The Planning Permission Application received in the reference 1stcited, for the proposed construction of MSB Residential building with Basement Floor + Stilt Floor + 9 Floors with 107 Dwelling units at Plot No.5, Old S.No. 664/1,664/2, 657/2A part, 657/2B part, 2C part, 2D part, 2E part in T.S.No.21/12, 30/4, Block No.77, Ward-I of Paruthipattu village in Avadi Municipality, Chennai applied by **M/s. Aishwarya Properties Pvt. Ltd.,**

Under Premium FSI has been examined and Planning Permission is issued based on the Govt. order issued in the reference 5th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by IAA, DF&RS and Traffic Police in the reference 2th, 3th and 9th cited.

2. The applicant has remitted the following charges vide receipt No.B003990 dt 22.03.2017

i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs. 2,50,000/- (Rupees two lakh and fifty thousand only)
ii)	Balance Scrutiny Fee	Rs. 26,000/- (Rupees Twenty six thousand only)
iii)	Security Deposit (For Building)	Rs. 67,25,000/- (Rupees sixty seven lakhs and twenty five thousand only)
iv)	Security Deposit for Display Board	Rs. 10,000/- (Rupees ten thousand only)
	Security Deposit for STP	Rs. 1,10,000/- (Rupees One lakh ten thousand only)
v)	Infrastructure & Amenities Charges	Rs.39,52,000/- (Rupees Thirty Nine lakhs and fifty two thousand only)
vi)	Premium FSI Charges	Rs.3,00,000/- (Rupees Three lakhs only)

3. The applicant has also furnished undertakings to abide by the terms and conditions put forth by CMDA and accepting the conditions put forth by AAI, DF&RS & Traffic Police in the reference 10th cited.

4. Applicant has to furnish IAF NOC before obtaining Completion Certificate and the applicant has furnished an undertaking to this effect.

5. The Local Body is requested to ensure Water Supply and Sewerage disposal facility for the proposal before issuing building permit.

6. 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.

7. The applicant shall provide temporary Lightning arrester during the Construction of the building.

8. (i) 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.

(ii) 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.

9. (i) 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.

(ii) 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.

10. Two sets of plan for the proposal is approved and numbered as **Planning Permission No. C/PP/MSB/24(A to I) /2017**, dated **20.04.2017** in **Permit No. 11150** are sent herewith. The Planning Permission is valid for the period from **20.04.2017 to 19.04.2022**.

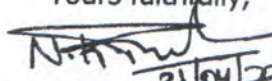
11. The applicant shall provide Solar Photo Voltaic System in the terrace floor (1/3rd area) as shown in the terrace floor as per the G.O.Ms.No.17, H&UD Dept., dt.5.02.2016.

12. The Commissioner, Avadi Municipality is requested to take necessary further action for issue of Building Permit under the Local Body Act.

14. This approval is not final. The applicant has to commence the project only after obtaining necessary Building Permit.

15. Applicants are requested to obtain all the mandatory NOC's/clearances from the appropriate authorities for the proposal.

Yours faithfully,


21/04/2017
for MEMBER-SECRETARY.

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

Copy to:

1. M/s. Aishwarya Properties Pvt. Ltd,
"Newry Sherya", F-34, Old No. 97, F-Block
4th Street, Anna Nagar East, Chennai-102.
(This approval is not final; you have to approach The Commissioner, Avadi Municipality for issue of Building Permit).
2. The Deputy Planner, Enforcement Cell (N), 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, Marshalls Road, 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), Egmore, Chennai-08.
7. The Chief Engineer, TNEB, Chennai-2.
8. The General Manager,
Airports Authority of India, Regional Head Quarters,
Southern Region, Chennai Airport, Chennai – 27.
- 9. Thiru INDRAJI S.KEMBHAVI,Architect,**
CA/2000/26684
No.1872, 11th Main, 38th A' Cross,
4th 'T' Block, Jayanagar, Bangalore-560041.
- 10.Thiru. Era Elango,B.E, A.M.I.E,**
Class – I, L.S.No.1703,
No.3, Thandavan Street, Purasaiwalkam, Chennai – 600 007
- 11.Thiru.K.Sundarapandian**
No.18.111 A 2nd Street,
V.O.Nagar, Anna Nagar East,Chennai - 102



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