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Chennai Metropolitan Development Authority  
PLANNING PERMIT

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

PERI No. 11924

C/PP/MSB/36(S-01 to S-43)/2018 Date of Permit 20/09/2018

File No. C3(N)/941/2017

Name of Applicant with Address

M/S. KLP PROJECTS  
Pvt. Limited

Rep. by Thiru Manish Kumar Jain AND

M/S. Sanklecha Infra Projects Pvt. Ltd. Date of Application 19.01.2017

Rep. by Thiru Kavan Sanklecha

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

Thiru. Bhawar Lal Jain

No. 1-30 Perambur Barracks Road,  
Pattalam, Chennai - 600 011.

Division No. ANNEXURE ENCLOSED

Balance

16,00,000/-

B007943

Development Charge paid Rs. Challan No. 24.08.2018

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 19/09/2023  
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.

GOVT LY(MS) NO. 96

H4 VD (VDI) DEPT.

Dt. 13.07.2018

For MEMBER SECRETARY

89  
19/09/18



GREATER CHENNAI CORPORATION  
Town Planning Section  
Works Department

ANNEXURE

**BUILDING PERMISSION**

CEBA / WDCN06 / 00283 / 2018 Dated 01.10.2018

**M/s. KLP Projects Private Limited**

Rep by its Thiru. Manish Kumar Jain and  
M/s. Sanklecha Infra Projects Pvt. Ltd.

Rep. By Thiru. Karan Sanklecha & Thiru. Bhawarlal Jain,  
No.1-30, Perambur Barracks Road, Pattalam, Chennai – 600011.

-----  
Planning Permission for the construction of Multi- Storeyed Residential Group Development with two sites (Site-1 & 2) -Revised proposal with additions & alteration to the earlier approved plan in **Site-1** consisting **Combined Basement floor for Block A to L, P & Q; 2 Level Basement floor for Block A & B; Combined Stilt floor (Pt)/Ground floor (Pt) & Combined 1<sup>st</sup> floor for Block A to L;**  
**Tower - A :** 1<sup>st</sup> floor to 17<sup>th</sup> floor - Residential Tower with 64 Dwelling units & Shops at 1<sup>st</sup> & 2<sup>nd</sup> floor; **Tower - B :** 1<sup>st</sup> floor to 17<sup>th</sup> floor - Residential Tower with 63 Dwelling units & Shops at 1<sup>st</sup> & 2<sup>nd</sup> floor; **Tower - C :** 1<sup>st</sup> floor to 17<sup>th</sup> floor - Residential Tower with 62 Dwelling units & Home Theatre, Shops at 1<sup>st</sup> & 2<sup>nd</sup> floor; **Tower - D :** 1<sup>st</sup> floor to 17<sup>th</sup> floor - Residential Tower with 68 Dwelling units; **Tower- E** 1<sup>st</sup> floor to 19<sup>th</sup> floor - Residential Tower with 75 Dwelling units & Ice cream parlour in 1<sup>st</sup> floor; **Tower - F :** 1<sup>st</sup> floor to 19<sup>th</sup> floor - Residential Tower with 71 Dwelling units & Banquet Hall, Indoor Games, Restaurant in 1<sup>st</sup> & 2<sup>nd</sup> floor; **Tower - G** 1<sup>st</sup> floor to 19<sup>th</sup> floor - Residential Tower with 73 Dwelling units & Gym, Indoor Games at 1<sup>st</sup> floor; **Tower - H** 1<sup>st</sup> floor to 19<sup>th</sup> floor - Residential Tower with 76 Dwelling units; **Tower - I :** 1<sup>st</sup> floor to 19<sup>th</sup> floor - Residential Tower with 75 Dwelling units & Yoga Room at 1<sup>st</sup> floor; **Tower – J:** 1<sup>st</sup> floor to 19<sup>th</sup> floor - Residential Tower with 74 Dwelling units & Indoor Games, Tuition centre at 1<sup>st</sup> floor; **Tower K** 1<sup>st</sup> floor to 19<sup>th</sup> floor -Residential Tower with 76 Dwelling units; **Tower - L :** 1<sup>st</sup> floor to 19<sup>th</sup> floor -

Residential Tower with 76 Dwelling units; **Combined Stilt floor for Block M, N & O; Tower - M : 1<sup>st</sup> floor to 19<sup>th</sup> floor - Residential Tower with 74 Dwelling units & Shops at 1<sup>st</sup> floor; Tower - N : 1<sup>st</sup> floor to 19<sup>th</sup> floor - Residential Tower with 72 Dwelling units & Day care centre, Tuition room, Games room, Gym at 1<sup>st</sup> floor; Tower - O : 1<sup>st</sup> floor to 19<sup>th</sup> floor - Residential Tower with 74 Dwelling units & Gym, Association Room at 1<sup>st</sup> floor; Tower - P : Stilt floor (Pt)/ Ground floor (Pt) + 19 floors - Residential Tower with 114 Dwelling units; Tower - Q : Stilt floor (Pt)/ Ground floor (Pt) + 16 floors - Residential Tower with 64 Dwelling units; Temple Block : Ground floor - Jain Temple (Totally 18 Blocks with 1251 Dwelling units & Commercial Space) at Old Door Nos. 1A, 1B, 1/C, 1D, 1E, 1F, 1/1, 1/2, 1F/3, 1F/4, 13, 23/1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and New Door Nos. 1 to 24, 26, 28 & 30, Perambur Barracks Road, Off Strahans Road, K.M. Garden Street, Angalamman Koil 1<sup>st</sup> Street and Binny Lane, Pattalam, Chennai - 600 012 comprised in Present R.S.No. 2201/98, Block No. 34 of Purasawakkam village and proposed additional MSB Residential Group Development in **Site - 2** : Block - R : Stilt floor + 9 floors - Residential Tower with 126 EWS dwelling units; Block - S : Stilt floor + 9 floors - Residential Tower with 126 EWS dwelling units; Block - T : Stilt floor + 16 floors - Residential Tower with 320 Dwelling units (T1 : 208 EWS Dwelling Units & T2 : 112 Regular Dwelling units); Club House : Ground floor + 2 floors with Games Room, Gym, Multi-purpose Hall & Open Swimming pool (Totally 4 Blocks with 572 Dwelling units including 460 EWS dwelling units in Block No. R, S & T) at Door No. 20/21, 25, 274, 290/1 & 292, Cooks Road, Somasundaram Nagar Krishnadas Road, Somasundaram nagar main Road & Somasundaram Nagar 1st Street, Otteri, Chennai - 12. Compised in R.S. No. 273/48 (Pt) and 274/49(Pt), Block No. 17 of Perambur village (Total Dwelling units including Site -1 & 2 : 1823 Dwelling units) with PREMIUM FSI applied by M/s. KLP Projects Pvt. Limited, (GPA) Rep. by Thiru. Manish Kumar Jain and M/s. SANKLECHA INFRA PROJECTS Pvt. Ltd., (GPA) - Approved.**

*[Signature]*  
01/11/18

Asst. Exe. Engineer (Works)

*[Signature]*  
11/10/18

Executive Engineer (Works)

*[Signature]*  
11/10/18  
Sapt/PP



# 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                                     |                | திட்ட அனுமதி எண்/Plan Submission No                                                                                                                                                                                          |                                     |
| CEBA/WDCN06/00283/2018                                                  |                | C3(N)941/2017 - 20/09/2018                                                                                                                                                                                                   |                                     |
| மண்டலம் / Zone                                                          | கோட்டம் / Ward | அனுமதி நாள் / Approval Date                                                                                                                                                                                                  | மனுபெறப்பட்ட நாள்/ Application Date |
| N06                                                                     | N076           | 01/10/2018                                                                                                                                                                                                                   | 01/10/2018                          |
| மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address |                | MS. KLP PROJECTS PVT. LTD-GPA REP BY THIRU. MANISH KUMAR JAIN & M/S. SANKLECHA INFRA PROJECTS PVT LTD, GPA REP BY THIRU. KARAN SANKLECHA, THIRU. BHAWARLAL JAIN, NO:1-30, PERAMBUR BARRACKS ROAD, PATTALAM, CHENNAI-600 011. |                                     |
| சேவையாண்டு தன்மை / Service Type                                         |                | CMDA Proposal- only for Building Permit                                                                                                                                                                                      |                                     |
| மனை அமைவிடம் / Plot address                                             |                | Block No:ANNEXURE ENCLOSED,Plot No:ANNEXURE ENCLOSED, Survey No:ANNEXURE ENCLOSED, Perambur, CHENNAI, 600012                                                                                                                 |                                     |
| Building License Fees                                                   |                | 9300000                                                                                                                                                                                                                      |                                     |
| Regularisation Charges (penalty under section 244A)                     |                | 1400000                                                                                                                                                                                                                      |                                     |
| Road cut charges - CMWSSB SEWERAGE                                      |                | 90000                                                                                                                                                                                                                        |                                     |
| Road cut charges - CMWSSB, WATER                                        |                | 90000                                                                                                                                                                                                                        |                                     |
| Road cut charges - TNEB                                                 |                | 90000                                                                                                                                                                                                                        |                                     |
| Scrutiny Fees                                                           |                | 600                                                                                                                                                                                                                          |                                     |
| Tentative improvement charges                                           |                | 600000                                                                                                                                                                                                                       |                                     |
| மொத்தக் கட்டணம்/ Total (In Rs.)                                         |                | 11570600                                                                                                                                                                                                                     |                                     |

Amount (in words): Rupees One Crore Fifteen Lakhs Seventy Thousands Six Hundred Only

M.W.G.W.F. DD Details : DD Number: 133193 Amount: 112000 Rs. Date:28/09/2018 Bank:KOTAK MAHINDRA BANK

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 31/03/2019  
முடிவு நாள் 30/09/2020

ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 31/03/2019

If Construction started Building Permit is valid up to 30/09/2020

Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)



our services doesn't just end there



### **Buying & Selling Services**

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



### **Legal & Documentation Services**

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



### **Property Development & Approvals**

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



### **NRI & Investment Services**

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



### **Compliance & Special Services**

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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### **Property Valuation & Cost Estimation**

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



### **Ownership, Compliance & Legal Verification**

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



### **Zoning & Land Use Analysis**

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



### **Property Documentation & Workflow Tools**

Forms & Templates, Document Generator, Document Translation, Dictionary



### **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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