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PERMIT No. 11140

C/PP/MSB-IT/14 A to N/2017 Date of Permit 23-3-2017

File No. EC/NII/14933/2016

Name of Applicant with Address M/s. Adinath Foundations pvt Ltd F2, First floor, 31, Rajamannar Street, T. Nagar, Chennai-17.

Date of Application 3-10-2016

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

Construction of 3 Blocks combined Basement floor for Block 1 & 2 with Block 1 : Stilt + 9 floors ; Block No. 2 : Stilt + 9 floors Residential bldg with 162 d. units Block 3 : G + 4 floors office bldg at old S. No.

Site Address

Division No. 1205/2, 1206/1A2, 1206/2, T.S. No. 33/2, Block No. 55, Ward 'D' of Madhavaram Village G.N.T. Road, Chennai

Development Charge paid Rs. 405000/- Challan No. 3649 Date 12-11-2013

PERMISSION is ~~granted~~ Renewed 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 Renewed 02.12.2019

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

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Phone : 28414855

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building,
No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

BY SPEED POST

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416

Letter No.EC/N-II/14933/2016 Dated 23.03.2017

To

The Commissioner,
Greater Chennai Corporation,
Chennai-600003.

Page 75
1. Receivable
Blc 1 combined BF
4 or
Blc 1 & 2
Blc 1 - Stilt floor allocation
Blc 2 - Stilt floor allocation
162 no
Business area only

RENEWAL OF P.P

Sir,

Sub: CMDA – Enforcement Cell (North-II) - Renewal of Planning Permission for the construction of Residential building consists of Multi-Storeyed building with Combined Basement Floor for Block 1 &2 with Block No.1: Stilt + 9 floors Block No.2: Stilt + 9 floors residential building with 162 dwelling units and Block No.3:Ground floor + 4 floors office building with premium FSI at Old S.No.1205/2, 1206/1A2, 1206/2, T.S.No.33/2 of Block No.55, Ward 'D' of Madhavaram village,GNT Road, Chennai – Renewed - Final plan forwarded to Local body for issue of building License – Reg.

Ref:

1. Renewal of Planning Permission Application received from M/s. Adinath Foundations (P) Ltd., on 3.10.2016.
2. Earlier approval issued in P.P. No.C/PP/MSB-IT/62 A to N/2013 in letter No.C3/(N)/12500/2011 dated 3.12.2013 in Planning Permit No.8130 (Govt. letter (Ms) No.159 H&UD Dept.(UD-1) Dept., dated 24.6.2013).
3. NOC from CMWSSB in Lr. No.CMWSSB/P&D/EE-III/STP/68(2012)/CMDA/2011 dated 20.10.2011 for STP.
4. NOC from DF & RS in letter K.Dis. No19581/C1/2011, dated 8.11.2011. P.P. NOC No.40/2011
5. NOC from AAI in letter No. AAI/SR/NOC/RHQ (Case No.MM151/2012) dated 10.4.2012.
6. NOC from Traffic Police in letter Rc. No. Tr /Licence/226/27863/2012 dated 7.12.2012.
7. Agenda & Minutes of the 214th MSB Panel meeting held on 20.3.2013.
8. Government in letter (Ms) No,159, H&UD (UD-I) dated 24.6.2013..
9. Environmental Clearance in Lr.No.SEIAA/TN/F-854/EC/8(a)/201/2013 dated 16.7.2013 from SEIAA, Chennai – 15.
10. Letter from SRO No.Nil dated 29.7.2013.
11. CMDA letter No. C3/(N)/12500/2011 dated 12.9.2013.
12. Applicant letter dated 14.11.2013.
13. CMDA letter even No. dated 27.1.2017.
14. Applicant's letter dated 27.2.2017 along with Scrutiny Fee & Xerox Charges remittance in Receipt No.B003501, dated 6.2.2017.

****

Earlier the applicant has obtained Planning Permission for the construction of Residential building consists of Multi-Storeyed building of Combined Basement Floor for

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Block 1 &2 with Block No.1: Stilt + 9 floors Block No.2: Stilt + 9 floors residential building with 162 dwelling units and Block No.3:Ground floor + 4 floors office building with premium FSI at Old S.No.1205/2, 1206/1A2, 1206/2, T.S.No.33/2 of Block No.55, Ward 'D' of Madhavaram village, GNT Road, Chennai issued in Planning Permission No C/PP/MSB-IT/62 A to N/2013 in letter No.C3 (N)/12500//2011 dated 3.12.2013 in Planning Permit No.8130 in the reference 2rd cited.

2. For the approval obtained in the reference 2nd cited the applicant has remitted the following charges.

Development Charges for land and building under Sec.59 of the T&CP Act, 1971	Rs.4,05,000/- (Rupees Four lakhs and five thousand only) in Receipt No.3649 dated 12.11.2013.
Balance Scrutiny Fee	Nil.
Regularisation charge for unauthorized sub division/amalgamation	Rs.5,80.000/- (Rupees Five lakhs eighty thousand only) in Receipt No.3649 dated 12.11.2013.
OSR Charges	Rs.2,48,50,000/- (Rupees Two crores forty eight lakhs fifty thousand only) in Receipt No.3675 dated 13.11.2013.
Security Deposit (For Building)	Rs.27,80,000/- (Rupees Twenty seven lakhs eighty thousand only) in Receipt No.455, dated 12.11.2013.
Security Deposit for STP	Rs.1,90,000/- (Rupees One lakhs ninety thousand only) in Receipt No.455, dated 12.11.2013.
Security Deposit for Display Board	Rs.10,000/- /(Rupees Ten thousand only) in Receipt. No. 455 dated 12.11.2013.
Infrastructure & Amenities Charges	Rs.77,80,000/- (Rupees Seventy seven lakhs and eighty thousand only) in Receipt.No.3650 dated 12.11.2013..
Premium FSI charges	Rs.63,50,000/- (Rupees Sixty three lakhs and fifty thousand only) in Receipt No.3651 dated 12.11.2013.

3. The applicant has earlier furnished an undertaking to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS, AAI, Traffic Police, and CMWSSB, in the reference 11th cited.

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

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Phone : 28414855

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building,
No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

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 hundred lpcd. 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 of with properly protected vents to avoid mosquito menace. Non provision of rain water harvest structure as 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 Development Regulation and enforcement action will be taken against such development.

6. (i) The renewal of Planning Permission 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 Engineer / License Surveyor / Architect 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

7. (i) Issuance of the renewal 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

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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. Applicant should strictly adhere the conditions stipulated in the NOCs issued by the CMWSSB, DF&RS in the reference 3rd & 4th cited.

9. The condition for issue of Planning permission indicated in CMDA letter No.C3 (N)/12500/11 dated 3.12.2013 are reiterated for compliance.

10. Two sets of Renewed plans are numbered as **P.P. No.C/PP/MSB-IT/ 14 A to N / 2017, Planning Permit No. 11140 dated 23.03.2017** are sent herewith. The Planning Permit is **valid for the period from 03 .12.2016 to 02.12.2019.**

11. This approval is not final. The applicant has to approach the Commissioner, Greater Chennai Corporation, Chennai-3 for issue of building permit under the Local Body Act.

12. The Local Body is requested to monitor the buildings and ensure that the constructions are made as per the approved plan and also to initiate enforcement action then and there if the buildings are constructed in deviation to the approved plan.

Yours faithfully,

23/3/17

for MEMBER-SECRETARY

23/3/17

Enclosure

1. Two sets of approved/Renewed plans
2. Two copies of Planning Permit

Copy to:

1 **M/s. Adinath Foundations (P) Ltd.,**
F2, First Floor, 31, Raja Mannar Street, T.Nagar,
Chennai – 17.

2 **The Commissioner of Income Tax,**
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai – 34.

3 **The Director of Fire & Rescue Service**
P.B.No.776, Egmore, Chennai-8.

4 **The Chief Engineer, CMWSSB,**
No.1,Pumping Station Road,
Chintadripet, Chennai-2.

5 **The Additional Deputy Commissioner of Police (Traffic),** Kilpauk, Chennai – 10.

6 **The Chief Engineer, TNEB,** Chennai – 2.

7 **The Member Secretary,**
State Level Environment Impact Assessment Authority,
Tamil Nadu, 3rd Floor, Panagal Malagai,No.1, Jeenis Road,
Saidapet, Chennai – 600 015.

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பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

Building Permission

(1919 ஆம்ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)

(1919 MCMC Act Section 238)

கட்டட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN03/00238/2017		EC/NII/14933/2016 - 23/03/2017	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N03	N022	21/07/2017	21/07/2017
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS ADINATH FOUNDATIONS PVT LTD GPA-F2, FIRST FLOOR, 31, RAJAMANNAR STREET, T.NAGAR, CHENNAI-600017.	
மேம்பாட்டு தன்மை / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Block No:55,Plot No:-, Survey No:T.S.NO.33/2, OLD S.NO.1205/2,1206/1A2,1206/2, MADHAVARAM VILLAGE, GNT ROAD, CHENNAI, 600060	
Building License Fees		2000	
Scrutiny Fees		600	
மொத்தக் கட்டணம்/ Total (In Rs.)		2600	

Amount (in words): Rupees Two Thousand Six Hundred Only

M.W.G.W.F. DD Details : DD Number: 064936 Amount: 2000 Rs. Date:19/07/2017 Bank:HDFC 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 20/01/2018 ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி முடிவு நாள் 20/07/2019

This Sanction will expire if the construction is not started with in 20/01/2018

If Construction started Building Permit is valid up to 20/07/2019

21/07/17

Assistant Executive Engineer (T.P.)

21/7/17

Executive Engineer (T.P.)

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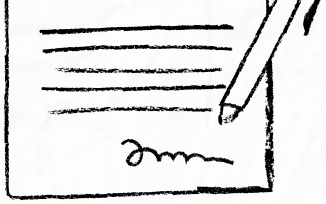

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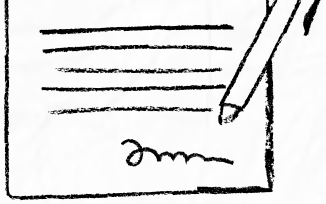

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