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ANNEXURE

Chennai Metropolitan Development Authority

PERMIT No.11977

C/PP/MSB/36 (A to J)/2019

C3(N)/14546/2018,Dt: 31.07.2019

M/s. RADIANCE REALTY DEVELOPERS INDIA LTD,

Planning Permission for the proposed construction of Multi-Storied residential building (**3 Blocks**); **Block 1 & 2: Combined Double Basement Floor** (Parking) + **Combined Stilt Floor(part)/ Ground Floor(part)** + **Combined First Floor with Swimming Pool, Gym and Indoor Games** + 2nd Floor to 18 Floors (each block with 208 dwelling units); **Block-3**: Stilt + 18 Floors with 107 dwelling units (**totally 523 dwelling units)-** Old S.Nos.1271/1, 1272/2, 1273/1B(part) & 2B and 1274/1B(part), New T.S.No.13/2, Block No.55, Ward - D of Madhavaram Village, within the limits of Chennai Corporation, GNT. Road, Madhavaram, Chennai-60

31.7.2019

31/07/19

RADIANCE REALTY DEVELOPERS INDIA LIMITED
CHENNAI
600 035

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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)/14546/2018,Dated: 31.07.2019

To

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

Sir,

Sub: CMDA – Area Plans Unit - MSB(N) Division – Planning Permission Application for the proposed construction of Multi-Storied residential building (**3 Blocks**); **Block 1 & 2: Combined Double Basement Floor** (Parking) + **Combined Stilt Floor(part)/ Ground Floor(part)** + **Combined First Floor with Swimming Pool, Gym and Indoor Games** + 2nd Floor to 18 Floors (each block with 208 dwelling units); **Block-3**: Stilt + 18 Floors with 107 dwelling units (**totally 523 dwelling units)**- Old S.Nos.1271/1, 1272/2, 1273/1B(part) & 2B and 1274/1B(part), New T.S.No.13/2, Block No.55, Ward - D of Madhavaram Village, G.N.T. Road, Madhavaram, Chennai - 60 within the limits of Greater Chennai Corporation submitted by **M/s. RADIANCE REALTY DEVELOPERS INDIA LTD,** Rep. by its authorized signatory Thiru S. Ragavendran – Approved – Reg.

Ref:
1. Planning Permission Application received in MSBN/2018/000381, dated 16.08.2018.
2. Minutes of the 243rd MSB Panel meeting held on 18.09.2018.
3. Applicant letter dated 03.09.2018 enclosing NOCs issued by AAI.
4. NOC issued by AAI in NOC ID:CHEN/SOUTH/B/082518/328728, dated 30.08.2018 for Tower-1.
5. NOC issued by AAI in NOC ID:CHEN/SOUTH/B/082518/328729, dated 30.08.2018 for Tower-2.
6. NOC issued by AAI in NOC ID:CHEN/SOUTH/B/082518/328730, dated 30.08.2018 for Tower-3.
7. Minutes of the Special Sanction Committee meeting held on 24.09.2018.
8. This office letter even no. dated 03.10.2018 addressed to the applicant.
9. NOC from IAF issued in Letter No. TAM/5218/1/ATC (PC-34/18), dated 17.09.2018.
10. Applicant letter dated 25.10.2018 enclosing revised plans.

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11. Applicant letter dated 07.11.2018 & 24.12.2018 enclosing the plans for the revised proposal.
12. Minutes of the 247th MSB Panel meeting held on 10.01.2019.
13. This office letter even No. dated 31.01.2019 addressed to the applicant.
14. DF&RS NOC vide R.Dis.No.208/C1/2019,PP.NOC.No.14/2019, dated:07.02.2019
15. Applicant letter dated 08.02.2019 along with revised plan.
16. NOC from Police (Traffic) issued in letter Rc. No. Tr./License/31/457/2019, dated 08.02.2019.
17. This office letter even no. dated 15.02.2018 addressed to the Government.
18. Govt. Letter (Ms) No. 50 H & UD (UD I) Dept. dated 07.03.2019.
19. Applicant letter dated 27.03.2019.
20. This office DC letter even No. dated 08.04.2019 addressed to the applicant.
21. Applicant letter dated 11.04.2019.
22. This office letter even No. dated 26.04.2019 addressed to the applicant.
23. Applicant letter dated 20.05.2019 & 28.05.2019.
24. TANGEDCO concurrence issued vide Letter No.SE/CEDC/N/EE/GL/AEE/DEV/F.Misc/D311/2019, dated 28.05.2019.
25. Applicant letter dated 10.06.2019.
26. This office letter even No. dated 12.06.2019 addressed to the applicant.
27. Applicant letter dated 13.06.2019 along with the receipts for remittance of DC & Other charges.
28. Hon'ble High Court Order for 50% payment of Shelter Fee vide WP.Nos. 13545, 13593 & 12458 of 2019
29. Bank Guarantee for Security Deposit (For Building) of Rs.3,08,00,000/- (Rupees Three Crores Eight Lakhs only) obtained from AXIS BANK LTD/Anna Salai vide B.G.No.11650100015896 dt.20.05.2019 valid up to 15.05.2024.
30. Bank Guarantee for 50% of Shelter Fee of Rs.76,50,000/- (Rupees Seventy Six Lakhs Fifty Thousands only) obtained from AXIS BANK LTD / Anna salai vide B.G.No.11650100016021, dt.13.06.2019 valid up to 10.06.2024.
31. Applicant letter dated 17.06.2019
32. EIA Clearance issued vide Letter No. SEIAA /TN / F.6673 / EC / 8 (a) / 648 / 2019, dated 17.06.2019.
33. This office letter even No. dated 21.06.2019,
34. Street Alignment portion (96.54 sq.m) gifted to CMDA in Doc. No. 3922/2019, dated 21.06.2019
35. OSR portion & Access to OSR portion (1667.85 Sq.m & 296.44 Sq.m) gifted in favour of CMDA in Doc. No.3921/2019, dated 21.06.2019.
36. Applicant letter dated 26.06.2019 along with Undertaking for accepting all NOC conditions

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37. Applicant letter dated 11.07.2019, 22.07.2019 enclosing the Gift Deed for EB Substation.

38. Land for EB substation to an extent of 468.65 sq.m. gifted in favour of TANGEDCO in Doc. No. 4755/2019, dated 22.07.2019.

*****

The Planning Permission Application received in the reference 1st cited for the proposed construction of Multi-Storied residential building (**3 Blocks**); **Block 1 & 2: Combined Double Basement Floor** (Parking) + **Combined Stilt Floor(part)/ Ground Floor(part)** + **Combined First Floor with Swimming Pool, Gym and Indoor Games** + 2nd Floor to 18 Floors (each block with 208 dwelling units); **Block-3**: Stilt + 18 Floors with 107 dwelling units (**totally 523 dwelling units**)- Old S.Nos.1271/1, 1272/2, 1273/1B(part) & 2B and 1274/1B(part), New T.S.No.13/2, Block No.55, Ward - D of Madhavaram Village, G.N.T. Road, Madhavaram, Chennai - 60 within the limits of Greater Chennai Corporation submitted by **M/s. RADIANCE REALTY DEVELOPERS INDIA LTD,** Rep. by its authorized signatory Thiru S. Ragavendran has been examined and Planning Permission is issued based on the Govt. letter in the reference 18th cited and the usual conditions put-forth by CMDA including compliance of conditions listed in the NOCs issued by DF & RS, Police(Traffic),TANGEDCO,PWD and EIA Clearance in the references 4 to 6, 9th,14th,16th, 20th and 32nd cited and subject to outcome of the Writ Petition filed by the applicant in W.P.Nos. 13545, 13593 & 12458 of 2019.

2. The applicant has remitted the DC & Other charges vide receipt No. **Receipt No. B0012240, dt.14.06.2019** and Flag Day contribution in receipt No. 649668 dated 14.06.2019:

i)	Development charges	**Rs. 11,00,000/-** (Rupees Eleven Lakh only)
ii)	Balance Scrutiny Fee	**Rs.95,000/-** (Rupees Ninety Five Thousand only)
iii)	Regularisation Charge	**Rs. 12,50,000/-** (Rupees Twelve Lakh Fifty Thousand only)
iv)	Security Deposit for Display board	**Rs.10,000/-** (Rupees Ten Thousand only)
v)	Security Deposit for STP	**Rs. 5,30,000/-** (Rupees Five Lakh Thirty Thousand only)
vi)	I & A Charges	**Rs. 2,04,00,000/-** (Rupees Two Crore and Four Lakh only)
vii)	Shelter Fee – 50%	**Rs. 76,50,000/-** (Rupees Seventy Six Lakh and Fifty Thousand only)
viii)	Flag day Contribution (by Cash)	**Rs.500/-** (Rupees Five Hundred only)

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3. The applicant has obtained the interim orders of the Hon'ble High Court in in W.P.Nos. 13545, 13593 & 12458 of 2019, dated 30.04.2019 against the collection of Shelter Fee of Rs.1,53,00,000/- (Rupees One Crore and Fifty Three Lakhs only). As per the Hon'ble High Court orders, the applicant has remitted 50% Shelter Fee of Rs. 76,50,000/- vide receipt No. B00012240 dated 14.06.2019 and furnished Bank Guarantee for 50% of Shelter Fee of Rs. 76,50,000/- issued by the AXIS BANK LTD / Anna salai vide B.G.No.11650100016021, dt.13.06.2019 and furnished an undertaking in Rs.20/- stamp paper to abide the final orders of the Hon'ble court relating to payment of Shelter Fee in the reference 36th cited.

4. The applicant has also furnished Bank Guarantee for Security Deposit for Building of Rs. 3,08,00,000/- (Rupees Three Crores Eight Lakhs only) obtained from AXIS BANK LTD/Anna Salai vide B.G.No.11650100015896 dt.20.05.2019 valid up to 15.05.2024.

5.The applicant has also furnished an undertaking in the reference 36thcited to abide by the terms and conditions put forth by CMDA and accepting the conditions put forth in the NOCs/Clearances issued by DF & RS, Police(Traffic), AAI, IAF, EIA Clearance and TANGEDCO's Concurrence letter.

6. The Planning Permission holder shall be responsible to ensure that the Building/ Structure in the adjoining site are not weakened/ damaged during the construction of Basement floor and also to provide lighting & ventilation and protection from the fire to the satisfaction of Director of Fire and Rescue Service.

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

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

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the approved plans and violation of DR and enforcement action will be taken against such development.

8. 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.

9. 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.

10. As per G.O.Ms.No.152, H&UD (UDI) Department dated 23.08.2017, installation of the Solar Photo Voltaic Panel system shall be mandatory and the

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same shall be provided with minimum 1/3rd of the total terrace area by the applicant.

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

12. The applicant must obtain all the mandatory NOC's/clearances from the appropriate authorities for the development, and also to comply with the conditions in the NOC'S/Clearances.

13. The applicant has to comply with all the conditions stipulated in the NOC issued by the DF & RS, PWD, Police(Traffic), AAI, IAF, EIA Clearance and TANGEDCO's Concurrence letter.

14. 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.

15. Two sets of plan for the proposal is approved and numbered as **Planning Permission No. C/PP/MSB/36(A to J)/2019,** dated **31.07.2019** in **Permit No.11977** are sent herewith. The Planning Permission is valid for the period from **31.07.2019 to 30.07.2024.**

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

17. The Commissioner, GreaterChennai Corporationis requested to take necessary further action for issue of Building Permit under the Local Body Act.

Yours faithfully,

31/07/19

for **PRINCIPAL SECRETARY/**
MEMBER-SECRETARY

31/07/19

Encl:

1. Two copies of approved plan.
2. Two copies of Planning Permission.

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Copy to:

1. **M/s. RADIANCE REALTY DEVELOPERS INDIA LTD,**
   Rep. by its authorized signatory Thiru S. Ragavendran,
   No.480, Anna Salai, Nandanam,
   Chennai – 600 035.
   (This approval is not final. You have to approach the Commissioner, Greater Chennai Corporation 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 P.B.No.776, Egmore, Chennai-8.

5. The Chief Engineer, TNEB, Chennai-2.

6. A.VENKATAKRISHNAN,B.Arch.,
   Registered Architect No:41
   No.18, Third Seaward Road,
   Valmiki Nagar, Thiruvanmiyur, Chennai-600 041.
   Ph. No: 044-24572457; email ID: kcknva.in

7. Thiru.P.JEGATHEESAN.ME.,(Struct)
   Structural Engineer,Class-I, Reg.No.1779
   No.31(Old No.14), Besant Avenue
   Adayar,Chennai- 600 020,
   9962545631, buroindiaburoengineers.in

8. PRASADARMSTRONG YEN GEC (P) LTD.
   GEO MARINE CONSULTANTS (P) LTD.
   New No.821,(439/4), Poonamallee High Road,
   Arumbakkam, Chennai – 600 106.
   9384752246, Email ID :paygec@gmail.com

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PLANNING ...

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

PERMIT No. 11977

Date of Permit 31.07.2019

C/PP/MSB/36(A to J)/2019

File No. C3(N)/14546/2018

Name of Applicant with Address. M/S. RADIANCE REALTY DEVELOPERS INDIA LTD. Rep by ~~Hs~~ Thiru. S. RAGAVENDRAN. No. 480, Anna Salai, Nandanam, Chennai-35

Date of Application 16.08.2018

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

Site Address As per ANNEXURE enclosed.

Division No.

Development Charge paid Rs. 11,00,000/- Challan No. B0012240 Date. 14.6.2019

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 30.07.2024

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.

31/07/19

For MEMBER SECRETARY

Govt Lr(MA) No. 50, H&UD (UD-1) Dept, Dt: 07.03.2019.

31.7.2019

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131

பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-North Region

கட்டிட அனுமதி

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/WDCN03/00206/2019		C3(N)//14546//2018 - 31/07/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N03	N026	21/08/2019	21/08/2019
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		RADIANCE REALTY DEVELOPER INDIA LTD-NO:480, ANNA SALAI, NANDANAM, CHENNAI-35	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Block No:55 WARD-D,Survey No:T.S.No 13/2, G.N.T. ROAD,RING ROAD,MADHAVARAM,Madhavaram, Chennai, 600060	
Building License Fees		8119500	
Scrutiny Fees		600	
Workers Welfare Board		9868500	
மொத்தக் கட்டணம்/ Total (In Rs.)		17988600	

Amount (in words): Rupees One Crore Seventy Nine Lakhs Eighty Eight Thousands Six Hundred Only

Amount (In Rs.): 17988600

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

இந்த அனுமதி முடிவு நாள் 20/02/2020 20/08/2024 ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 20/02/2020

If Construction started Building Permit is valid up to 20/08/2024

Digitally Signed by A S Murugan
Date: 21-Aug-2019 (17:56:45)
Executive Engineer (T.P.)

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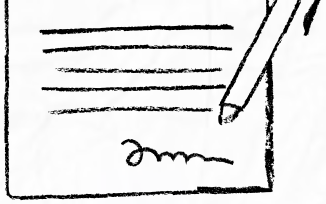

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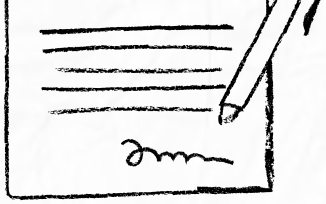

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real estate journey

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