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Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PREMIUM FSI

(113)

PERMIT No. 12674

B/NHRB/191 A&B/2019

Date of Permit. 09.08.2019

File No. PP/SB/SCBD/0077/2019

Name of Applicant with Address. M/s. Jain Housing & construction Ltd. Rep by its Senior Executive Liason Thiru. chenaram Soni Door No. 98/99, Habibulla Road, T. Nagar, Chennai - 17.

Date of Application 18.03.2019

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

Site Address. Revised PP for the proposed construction of Stilt floor + 5 floors residential building with 20 dwelling units at Plot No. 980 & 982,

Division No. Ramalingam Street and Srinivasa Nagar Main Road, Ram Nagar North Extension, Moolipakkam, Chennai - 97. in old S.No. 72 (part) New S.No. 72/2 & 72/3 of Moolipakkam - I village.

Development Charge paid Rs. 9,000/- Challan No. 20012343 Date 25.06.2019

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 08.08.2024

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.

11/8/19

For MEMBER SECRETARY

8/8/19

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BY REGISTERED POST WITH ACK DUE

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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
Website: www.cmdachennai.gov.in

Letter No. PP/SB/S(B1)/0077/2019 Dated: 09.08.2019

To

The Principal Chief Engineer
Greater Chennai Corporation
Ribbon Building
Chennai – 600 003.

Sir,

Sub: CMDA – APU – (B Channel – South Division) – Planning Permission Application for the proposed construction of Stilt floor + 5 floors Residential building with 20 dwelling units with Premium FSI at Plot No.980 & 982, Ramalingam Street and Srinivasa Nagar Main Road, Ram Nagar North Extension, Madipakkam, Chennai 600 097 in Old S.No.72(part), New S.No.72/2 & 72/3 of Madipakkam-1 Village within Greater Chennai Corporation - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

Ref:
1. The PPA received in SBC No. CMDA/ PP/SB/S(B1)/0077/2019, dated 18.03.2019.
2. G.O.Ms.No.303, H&UD Dept. dated 30.12.2013 (TNGG Notification dated 29.1.2014).
3. G.O.Ms.No.78, H&UD Department dated 4.5.2017.
4. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
5. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
6. Earlier Planning Permission No.B/Spl.Bldg./120-A&B/2018, Permit No.12129 in letter No.B2/17961/2017, dated 07.06.2018.
7. G.O.Ms.No.18, Municipal Administration and Water Supply (MA.I) Dept. dated 4.2.2019.
8. CMDA office order No.7/2019 dated 12.3.2019.
9. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
10. This Office GLV letter even No. dated 10.05.2019 addressed to Sub Registrar, Velachery, Chennai-42.
11. GLV letter No. 18/2019 dated 14.05.2019 received from the Sub Registrar, Velachery, Chennai-42.
12. This office DC advice sent to the applicant in this office letter even No. dated 22.05.2019.
13. The applicant's letter dated 22.7.2019.

*****

The Planning Permission Application for the proposed construction of Stilt floor + 5 floors Residential building with 20 dwelling units with Premium FSI at Plot No.980 & 982, Ramalingam Street and Srinivasa Nagar Main Road, Ram Nagar North Extension, Madipakkam, Chennai 600 097 in Old S.No.72(part), New S.No.72/2 & 72/3 of Madipakkam-1 Village within Greater Chennai Corporation received in the reference 1st cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 12th cited.

2. The applicant has remitted the following charges in the reference 13th cited.

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SL No.	Description	Total Amount	
1	Development Charges	Rs. 9,000/-	Amount remitted in Receipt No. B0012343 dated 19.06.2019.
2	Balance Scrutiny Fee	Rs. 3,000/-	
3.	Security Deposit for Building	Rs. 1,30,000/-	
4.	Security Deposit for Septic Tank	Rs. 8,000/-	
5.	Infrastructure & Amenities Charges	Rs. 3,77,000/-	
6.	Premium FSI charges	Rs.43,45,000/-	

3. Two sets of approved Plans are Numbered as B/ NHRB/191A&B/2019 dated 09.08.2019 in Planning Permit 12674 are sent herewith. The Planning Permit is valid for the period from 09.08.2019 to 08.08.2024.

4. 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 with properly protected vents to avoid mosquito menace. Non provision of rain water harvesting structures shown in the approved plan to the satisfaction of the Authority will also be considered as a deviation to the approved plan and violation of Tamil Nadu Combined Development Building Rule 2019 and enforcement action will be taken against such development.

5. The Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority. The Town & Country Planning Act 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.

6. 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 Building Rules under the respective Local Body Act 1920 such as Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality Act 1920, Tamil Nadu Panchayat Act, 1994. The Planning Permission issued under the provisions 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 Owners Agent and the Structural Engineer / Licensed Surveyor / Architects who has signed in the plan to ensure the safety during construction and after construction and also for the continued structural stability of the buildings. In this regard, applicant along with the Architect and Structural Engineer and Construction Engineer has furnished necessary undertakings for structural design sufficiency as well as for supervision in the prescribed formats.

7. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership of the land for 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 bottom based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc. and GPA / Settlement) by the applicant along with the for application to prove his title. Thus, CMDA generally considers only the aspect whether the applicant prima facie has a right to carry on development on the site under reference.

But, should any question regard to the property title arises subsequently about the ownership and the applicant's right before receiving the same, further, if any individual claim right over the site for property in his / her / their name have to prove it before the appropriate competent Court to decide on the ownership or get the

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matter settled in the Court of Law and CMDA is not the competent [illegible] to decide on this matter.

8. As approved by Tamil Nadu Government in G.O.Ms.No.112 H & UD Department dated 22.06.2017 to carry out the provisions of Real Estate (Regulation & Development) Act 2016, 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.

"தமிழ்நாடு அரசு, அரசாணை எண் G.O.Ms.No.112, H&UD Dept. நாள் 22.6.2017-ல் கட்டிட, மனை விற்பனை (முறைப்படுத்தலும் மற்றும் மேம்படுத்தலும்) விதிகள் 2017-க்கு ஒப்புதல் அளித்துள்ளது. இதன்படி மனை/கட்டிடம் விற்பனை உத்தேசிக்கப்படவிருக்கும் மனை, கட்டிடம் (அ) அபார்ட்மெண்ட்டிற்கு விளம்பரம் செய்யவோ விற்பனை செய்யவோ முன்பதிவு செய்யவோ, விற்கவோ (அ) விலை அறிவிப்பு செய்யவோ மனை, கட்டிடம் (அ) அபார்ட்மெண்ட்டுகளை வாங்குபவர்களுக்கு அழைப்பு விடுக்கவோ எதுவாக இருந்தாலும், அக்கட்டிட, மனை விற்பனை திட்டத்தை தமிழ்நாடு கட்டிட, மனை விற்பனை ஒழுங்குமுறை குழுமத்தில் பதிவு செய்த பிறகே, செயல்படுத்த வேண்டும் என்ற நிபந்தனைக்கு உட்பட்டு இந்த திட்ட அனுமதி ஒப்பளிக்கப்படுகிறது."

9. This Planning Permission is not final. The applicant has to approach the Principal Chief Engineer, Greater Chennai Corporation, for issue of Building Permit under the Local Body Act.

10. Applicant shall not commence construction without building approval from the Local Body concerned.

11. Earlier planning permission was issued by CMDA in the reference 6th cited had been charges adjusted in this planning permission and earlier planning permission had been cancelled.

12. The Planning Permission issued under New Rule TNCD&BR, 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos.6912 & 6913 of 2019.

Yours faithfully,

M. [signature] 11/8/19

For Chief Planner (Area Plans Unit)

11/8/19

Encl: 1. Two sets of approved Plans
2. Two copies of Planning Permit

Copy to:

1. **Applicant**
M/s.Jain Housing & Construction Ltd.,
Rep. by its Senior Executive Liaison
Thiru.Chenaram Seni,
Door No.98/99, Habibulla Road,
T.Nagar, Chennai -600 017.

2. **The Member**
Appropriate Authority
108, Uthamar Gandhi Salai, Nungambakkam, Chennai – 600 034.

3. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road
Nungambakkam, Chennai - 600 034.

4. **The Senior Planner**
Enforcement Cell, CMDA, Chennai – 600 008.

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

REVISED PLAN

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/WDCN14/00302/2019		PP/SB/S(B1)/0077/2019 - 09/08/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N14	N188	24/10/2019	24/10/2019
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS. JAIN HOUSING AND CONSTRUCTIONS LTD-REP BY ITS SENIOR EXECUTIVE LIAISON, THIRU CHENARAM SENI, DOOR NO:98/99, HABIBULLA ROAD, T.NAGAR, CHENNAI- 600017	
மேம்பாட்டு தன்மை / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Block No:-,Plot No:980, 982, Survey No:72/2,72/3SRINIVASA NAGAR MAIN RD, RAM NAGAR,RAM NAGAR,MADIPAKKAM,Madipakkam. CHENNAI, 600097	
Building License Fees			93000
Road cut charges - CMWSSB SEWERAGE			1000
Road cut charges - CMWSSB, WATER			1000
Road cut charges - TNEB			1000
Scrutiny Fees			600
Tentative improvement charges			103000
மொத்தக் கட்டணம்/ Total (In Rs.)			199600

Amount (in words): Rupees One Lakh Ninety Nine Thousands Six Hundred Only

M.W.G.W.F. DD Details : DD Number: 519214 Amount: 112000 Rs. Date:19/10/2019 Bank:ICICI BANK

பின் குறிப்பிட்ட நிபந்தனைகளுக்கு உள்ளிக்கப்பட்ட 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 முடிவு நாள் 23/04/2020 23/10/2024 ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 23/04/2020

If Construction started Building Permit is valid up to 23/10/2024

24/10/19
Assistant Executive Engineer (T.P.)

24/10/19
Executive Engineer (T.P.)

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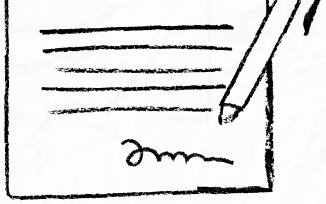

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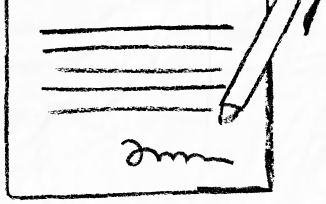

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Home Vastu Shastra, Plot Vastu Shastra, Property Management

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