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Chennai Metropolitan Development Authority
PLANNING PERMIT
(Sec 49 of T & C. P. Act 1971)

PERMIT No. 12984
B/NHRB/401/2019

Date of Permit 20.11.2019

File No. PP/NHRB/N/461/2019

Name of Applicant with Address. Indus Alliance Foundation India Pvt Ltd, Rep by its MD Thiru. R. Praveen GPA of Anjaneya Babu and 4 others, New No. 58, old No. 15, V Block, 5th Avenue Anna Nagar, Chennai-40.

Date of Application. 27.06.19

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

Site Address. PP for the proposed construction of Residential Building stilt + 5 Floors with 8 Dwelling units with Premium FSI at Old No. 7, New No. 1 Damodaran Mudali street, Chetpet, Chennai-31 comprised in Old S.No. 65b, R.S.No. 450/43, Block No. 26 of Egmore Village.

Division No.

Development Charge paid Rs. 18,000/- Challan No. B0014150 Date. 25.09.19

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 19.11.2024

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.

S. Ganeshram 21/11/19
For MEMBER SECRETARY

19.11.19

NOTARY ★ GOVT. OF TAMIL NADU. INDIA ★
V.V. SATHIYAMURTHY
CITY OF CHENNAI
G.O.Ms.No.
NOTARY EXPIRY DATE
02.01.2023

for INDUS ALLIANCE FOUNDATIONS INDIA PVT. LTD.
R. Praveen
Managing Director

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

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/WDCN08/00400/2019		PP/NHRB/N/461/2019 - 20/11/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N08	N107	11/12/2019	11/12/2019
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		INDUS ALLIANCE FOUNDATIONS INDIA PVT LTD-POA OF G.V. ANJANEYA BABU & 4 OTHERS, NEW NO. 58, OLD NO. 15, Y-BLOCK, 5TH AVENUE, ANNA NAGAR, CHENNAI - 600 040.	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:NEW NO. 10, OLD NO. 7,Block No:26,Survey No:R.S.No.450/43, Damodaran Street,Srinivasa Nagar,Chetpet,Egmore, Chennai, 600031	

Building License Fees	142400
Road cut charges - CMWSSB SEWERAGE	20700
Road cut charges - CMWSSB, WATER	15500
Road cut charges - TNEB	15500
Scrutiny Fees	600
Workers Welfare Board	200000
மொத்தக் கட்டணம்/ Total (In Rs.)	394700

Amount (in words): Rupees Three Lakh Ninety Four Thousands Seven Hundred Only

Payment Details:

DD Number: 506523 Amount (In Rs.): 394700 Date: 06/12/2019 Bank: ICICI BANK

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 10/06/2020 10/12/2024

ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 10/06/2020

If Construction started Building Permit is valid up to 10/12/2024

Digitally Signed by A S Murugan
Date: 11-Dec-2019 (11:56:44)

Executive Engineer (T.P.)

for INDUS ALLIANCE FOUNDATIONS INDIA PVT. LTD.

Managing Director

2. The applicant has remitted the following charges in the reference 8th cited.

Sl No.	Description	Total Amount	
1.	Development charges	Rs. 18,000/-	B0014160 dated 25.09.2019
2.	Scrutiny Fee	Rs. 3,000/-	
3.	Security Deposit For Building	Rs. 2,91,000/-	
4.	Security Deposit For Display Board	Rs.10,000/-	
5.	Infrastructure & Amenities Charges	Rs.4,40,000/-	
6.	MIDC Charges	Rs.2,53,000/-	
7.	Premium FSI Charges	Rs.5,80,000/-	

3. Two sets of approved Plans are Numbered as **B/NHRB/401/ 2019 dated 20-11 - 2019** in **Planning Permit No. 12984** are sent herewith. The **Planning Permit** is valid for the period **from 20 .11.2019 to 19.11.2024.**

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, 1924, Tamil Nadu Panchayat Act, 1994. 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 the continued structural stability of the buildings. In this regard, applicant along with the Architect and Structural Engineer and Construction Engineer has

for INDUS ALLIANCE FOUNDATIONS INDIA PVT. LTD.

Managing Director

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 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 considers only the aspect 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.

8. As approved by Tamil Nadu Government in G.O.M.s.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 விற்பவர் 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."

1. 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.

NOTARY ... GOVT. OF TAMIL NADU ... G.O.Ms.No.313/2017 ... 02.01.2023

for INDUS ALLIANCE FOUNDATIONS INDIA PVT. LTD.

Managing Director

11.Further the Planning Permission issued under New TNCD&BR, 2019 is subject to outcome of the Honourable High Court order in the reference 7th cited.

Yours faithfully,

21/11/19

For Chief Planner
(Area Plans Unit)

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

21/11/19

Copy to:

1. **Applicant**
Indus Alliance Foundations India Private Ltd.
POA of G.V. Anjaneya Bau & 4 others
New Door No. 58,
Old Door No. 15,
Y Block,
5th Avenue,
Anna Nagar,
Chennai -40.

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

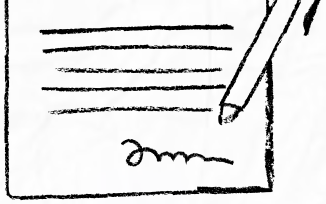
3. **The Commissioner of Income Tax**
No.168, Mahatma Gandhi Road
Nungambakkam, Chennai - 600 034.

4. **The Chief Engineer**
CMWSSB.
No.1, Pumping Station Road,
Chintadripet, Chennai - 600 002.

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

for INDUS ALLIANCE FOUNDATIONS INDIA PVT. LTD.

Managing Director



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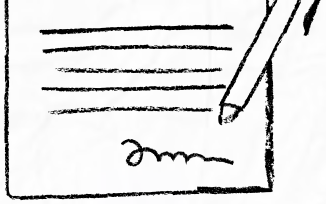
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Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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