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Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 13201

C/PP/MSB/60 (A to P)/2019 Date of Permit 31/12/2019

File No. C3(N)/21861/2018

Name of Applicant with Address. M/S. CASA GRANDE LAUNDRYBOY PVT. LTD. Rep. by. Sumanth krishna NPL DEVI, 5th Floor, New No. 111, Old No. 59, L.B Road Thiruvanmyur. Chennai - 41.

Date of Application 05/12/2018

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

Site Address..... ANNEXURE ENCLOSED.....

Division No.....

.....

Development Charge paid Rs. RS. 12,95,000/- Challan No. BD0012256 Date 17.06.2019

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 30/12/2021

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. Lr.(MS)No. 68 H, H&UDI Dept. dt. 28.05.2019

For MEMBER SECRETARY

31/12/19

For CASAGRAND LAUNDRYBOY PVT. LTD.

Authorised Signatory.

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BY REGISTERED POST WITH ACK. DUE

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 web site: www.cmdachennai.gov.in

Letter No.C3 (N)/21861/2018, Dated: 31.12.2019

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

Sir,

Sub: CMDA – Area Plans Unit – MSB (North) Division – Planning permission Application for the proposed construction of MSB Group Development comprising of 4 Blocks 1,2,3 & 4 Residential cum Commercial use in **Block –1:** Stilt + 7 Floors (Podium part at 1st Floor level)with 28 Dwelling Units, **Block- 2:** Stilt + 7 Floors (Podium part at 1st Floor level) with 77 Dwelling Units, **Block – 3:** Stilt + 6 Floors + 7th Floor part (Podium part at 1st Floor level) with 301 Dwelling Units along with CLUB HOUSE use partly from 1ST to 5TH Floor & Swimming pool at 6TH Floor level, **Block - 4:** Stilt + 7 Floors with 35 Dwelling Units Totally 441 Dwelling Units, at Chanakayan MainRoad, Comprised in S.Nos.78/1,2, 124/2,3A, 125, 126/1 & 2 and 127 of Nolambur village, Chennai – 600 095, within the limits of Greater Chennai Corporation – applied by **M/S. CASA GRANDE LAUNDRYBOY Pvt. Ltd.,** Rep. by its Authorised Signatory **Sumanth Krishna** - Approved - Reg.

Ref:
1. Planning Permission Application received in SBC No. CMDA/PP/MSBN/000583/2018 dt.05.12.2018.
2. Agenda & Minutes of 247th MSB Panel meeting held on 10.01.2019.
3. This Office Letter even No. dt. 28.01.2019
4. Applicant letter dt. 12.02.2019 enclosing revised Plans.
5. NOC from Police (Traffic) received in letter Rc.No. Tr./License/1507/32979/2018, dated 28.12.2018.
6. NOC from DF&RS received in letter C1/22815/2018, PP. NOC. No. 22/2019, dated 14.02.2019.
7. This Office Letter even No. dt. 14.03.2019 addressed to the Govt.
8. Letter no. 6048/UD-I/2019-1 Dt. 01.04.2019 received from the additional secretary (Technical), H&UD Department.
9. This office letter even no. dt. 04.04.2019.
10. Letter received from Government in Ms.No. 68 H & UD (UD-1) Dept dt. 28.05.2019.

For CASAGRAND LAUNDRYBOY PVT. LTD.

Authorised Signatory.

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11. This office letter even no dated 11.06.2019.
12. The applicant letter received dt. 04.06.2019.
13. NOC issued by the PWD on inundation point of view in letter no. DB/T5(3)/F – Nolambur – Inundation/2019/ dated. 27.03.2019.
14. The applicant letter received dt. 18.06.2019 & 24.06.2019.
15. This office letter even no. dt. 25.06.2019 addressed to SRO, konnur.
16. OSR area Gifted in document no. 3295/2019 dt. 03.07.2019 for an area of 2510.00 sq.m handed over in TDR/OSR/10677/2019 dt. 09.07.2019
17. Link road area Gifted in document no. 3294/2019 dt. 03.07.2019 for an area of 102.83 sq.m in TDR/10678/2019 dt. 09.07.2019.
18. This office letter even no dated 18.07.2019.
19. The applicant letter received dt. 04.12.2019, 05.12.2019 & 17.12.2019.
20. Environmental clearance (EC) obtained in letter no. SEIAA – TN/F.6766/EC/8(a)/676/2019 dt 19.11.2019.
21. Letter no. ACE/CEDC/W/EE/GI/AEE/DEV/AE.II/F.CASA GRAND/D.1163/2019-20 dt. 06.11.2019 issued by the Additional CE, CEDC/West, TANGEDCO.
22. Letter no. SE/CEDC/W/AEE/C/F.Land/D.592/2019 Dt. 12.12.2019 received from the additional Chief Engineer, TANGEDCO, Ch – 40.
23. The applicant letter received dt. 20.12.2019 & 26.12.2019.
24. NOC issued by AAI in NOC ID No. CHEN/SOUTH/B/121619/435919 to 435921 dt. 24.12.2019.

The Planning permission for the proposed construction of MSB Group Development comprising of 4 Blocks 1,2,3 & 4 Residential cum Commercial use in **Block –1:** Stilt + 7 Floors (Podium part at 1st Floor level)with 28 Dwelling Units, **Block- 2:** Stilt + 7 Floors (Podium part at 1st Floor level) with 77 Dwelling Units, **Block – 3:** Stilt + 6 Floors + 7th Floor part (Podium part at 1st Floor level) with 301 Dwelling Units along with CLUB HOUSE use partly from 1st to 5th Floor & Swimming pool at 6TH Floor level, **Block - 4:** Stilt + 7 Floors with 35 Dwelling Units Totally 441 Dwelling Units, at Chanakyan Main Road, Comprised in S.Nos.78/1,2, 124/2,3A, 125, 126/1 & 2 and 127 of Nolambur village, Chennai – 600 095, within the limits of Greater Chennai Corporation, applied by **M/S. CASA GRANDE LAUNDRYBOY Pvt. Ltd.,** Rep. by its Authorised Signatory **Sumanth Krishna,** approved based on the Govt. order issued in the reference 10th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed in the NOCs issued by DF & RS, Police(Traffic), AAI, EIA Clearance and PWD in the references 5th, 6th, 13th, 20th & 24th cited.

2. The applicant has remitted the DC & Other charges vide receipt no. B0012256 dt. 17.06.2019 and Flag Day contribution of Rs.500/- in receipt no. 649665 dt. 17.06.2019.

For CASAGRAND LAUNDRYBOY PVT. LTD.

Authorised Signatory.

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i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	**Rs. 12,95,000 /-** (Rupees Twelve Lakhs and Ninty Five Thousand only)
ii)	Balance Scrutiny Fee	**Rs. 1,65,000/-** (Rupees One Lakh and Sixty Five Thousand only)
iii)	Regularisation charge for land	**Rs. 18,85,000/-** (Rupees Eighteen Lakhs and Eighty Five Thousand only)
iv)	Security Deposit for Building	**Rs. 3,67,40,000/- (**Rupees Three Crores and Sixty Seven Lakhs and Forty Thousand only)
v)	Security Deposit for Display Board	**Rs. 10,000/-** (Rupees ten thousand only)
vi)	Security Deposit for STP	**Rs. 4,70,000/- (**Rupees Four Lakhs and Seventy Thousand only)
vii)	Infrastructure & Amenities Charge	**Rs. 1,90,70,000/-** (Rupees One Crore and Ninty Lakhs and SeventyThousand only)
viii)	Shelter fee	**Rs. 1,43,00,000/-** (Rupees One Crore and Forty Three Lakhs only)
ix)	Flag day fund	**Rs. 500/-** (Rupees Five thousand only)

3. The applicant has also furnished an undertaking in the reference 12th & 19th cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth in the NOC issued by DF & RS, Police(Traffic), AAI, EIA Clearance and PWD.

4. 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.

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

For CASAGRAND LAUNDRYBOY PVT. LTD.

Authorised Signatory.

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6. 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.

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 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.

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

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

10. The applicant has to make necessary arrangement made as shown in the site plan for the level of the site to be raised within the proposed site under reference as per NOC obtained from the PWD and to comply all the conditions imposed by the NOC issued by the PWD.

For CASAGRAND LAUNDRYBOY PVT. LTD.

Authorised Signatory.

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11. 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.

12. Compliance of the conditions laid down by the MAWS department in G.O. (MS) No. 97. DT: 07.07.2015 for the proposed swimming pool. NOC from Executive authority to be obtained before issue of completion certificate.

13. The applicant must install CCTV camera at regular interwal of 50.0 m in the site boundary along the road side before submitting the application for completion certificate.

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/60 (A to P)/2019,** dated **31.12.2019** in **Permit No. 13201** is sent herewith. The Planning Permission is valid for the period from **31.12.2019** to **30.12.2024.**

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

17. The Commissioner, Poonamalle Panchayat Union is requested to take necessary further action for issue of Building Permit under the Local Body Act.

Yours faithfully,

31.12.19

For **MEMBER-SECRETARY**

31/12/19

Encl :

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

Copy to:

1. **M/S. CASA GRANDE LAUNDRYBOY Pvt. Ltd.,**
   Rep. by its Authorised Signatory. **Sumanth Krishna**
   NPL DEVI, 5th Floor, New No. 111, Old No. 59,
   L.B. Road, Thiruvanmyiyur,
   Chennai – 600 041.

   (This approval is not final; you have to approach The Commissioner, Greater Chennai Corporation for issue of Building Permit).

For CASAGRAND LAUNDRYBOY PVT. LTD.

Authorised Signatory.

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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. *(with one set of approved plans)*

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

6. The Additional Commissioner of Police (Traffic),
Egmore, Chennai-8.

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

8. **Thiru K.P.Lenin. B. Arch., (Senior architect)** **(By speed post)**
Council of Architecture Registered : CA /2009/45680,
CMDA Reg. No. RA/Gr. I/19/03/072/18.03.2019,
No.12A, Rooms cape, "The village", Pillaiyar koil street,
Thalambur, Chennai – 600 130.

9. **Dr.J.Suresh, M.E.MIE., PhD** **(By speed post)**
Structural Engineer, CMDA Reg. No. SE/Gr – I/19/02/003,
Reg no. RSE100382019,
Plot no. 555, VGP layout, Mullai street, Uthandi, Chennai – 600 119.

For CASAGRAND LAUNDRYBOY PVT. LTD.

Authorised Signatory.

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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/WDCN11/00021/2020		C3(N)/21861/2018 - 31/12/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N11	N143	13/01/2020	13/01/2020
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS. CASA GRANDE LAUNDRYBOY PVT LTD-REP.BY ITS AUTHORISED SIGNATORY Mr.SUMANTH KRISHNA (GPA) No: 111/59, NPL Devi Building, 5TH floor, LB Road, Thiruvanmyiur, Chennai-600 041	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Survey No:78/1,78/2,124/2,3A,125,126/1,2 & 127 CHANAKAYAN MAIN ROAD NOLAMBUR,NOLAMBUR,NOLAMBUR,Nolambur, Chennai,600095	
Building License Fees		7230900	
Road cut charges - CMWSSB SEWERAGE		19900	
Road cut charges - CMWSSB, WATER		14900	
Road cut charges - TNEB		14900	
Scrutiny Fees		600	
Tentative improvement charges		711200	
Workers Welfare Board		8797800	
மொத்தக் கட்டணம்/ Total (In Rs.)		16790200	

Amount (in words): Rupees One Crore Sixty Seven Lakhs Ninety Thousands Two Hundred Only

Payment Details:

DD Number: 192131 Amount (In Rs.): 16790200 Date: 13/01/2020 Bank: IDFC BANK

For CASAGRAND MILLENIAA PVT. LTD.

Authorised Signatory

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 12/07/2020 12/01/2025

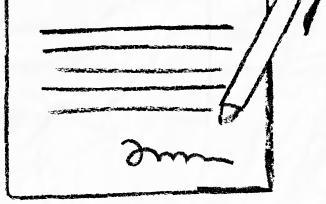
ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 12/07/2020

If Construction started Building Permit is valid up to 12/01/2025

Digitally Signed by A S Murugan
Date: 13-Jan-2020 (16:20:46)

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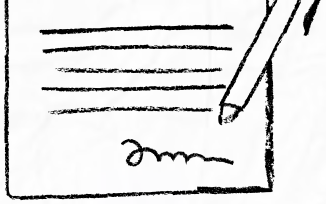
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Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate