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Chennai Metropolitan Development Authority

PREMIUM FSI PLANNING PERMIT

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

49
135

PERMIT No. 12951

B/NHRB/368/2019

Date of Permit 07.11.2019

File No PP/NHRB/SLBL/0509/2019

Name of Applicant with Address M/s. Vigneshwara Homes Pvt. Ltd. Rep. by its MD, N.R.K. venkat 33/15, Cenotaph 1st Street, Teynampet, Chennai-18.

Date of Application 24.07.2019

Nature of Development : ~~Layout/Sub-division of Land~~/Building construction/~~Change in use of Land~~/Building Stilt +5 floors residential building with 10 dwelling units availing Premium FSI at Plot No. 534 pt & 536 pt,

Site Address Sivanaman Street, Rajagopalapuram Layout now Ram Nagar North Extension, Madipakkam, chennai in old S.No. 63/6 & 63/B, patta S. No. 63/31A, 63/31B & 63/32A Madipakkam village.

Division No.

Development Charge paid Rs. 18,000/- Challan No B00143[illegible] Date 04.10.2019

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 06-11-2024

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.

For MEMBER SECRETARY

7/11/19

For VIGNESHWARA HOMES (P) LTD

Authorised Signatory

7/11/19

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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.PP/NHRB/S(B1)/569/2019, Dated: 07.11.2019

To

The Principal Chief Engineer,
Greater Chennai Corporation,
Ribbon Building, Chennai 600003.

Sir,

Sub: CMDA – Area Plans Unit - 'B' Channel (South) - *Planning Permission* for the proposed construction of Stilt floor + 5 Floors Residential building with 10 dwelling units availing premium FSI at Plot No.534pt & 536pt, Sivaraman Street, Rajagopalapuram Layout now Ram Nagar North Extension, Madipakkam, Chennai in Old S.No.63/6 & 63/8, Patta S.No.63/31A, 63/31B & 63/32A of Madipakkam Village within the limit of Greater Chennai Corporation– Approved and forwarded to Local Body for issue of Building Permit – Reg.

Ref:
1. Planning Permission Application received in SBC No.CMDA/PP/NHRB/S/0569/2019, dated.24.07.2019.
2. G.O.Ms.No.86, H&UD Department dated 28.03.2012
3. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
4. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
5. G.O.(Ms).No.18 MAWS (MA-I) Department, dated 04.02.2019.
6. CMDA office order No.7/2019 dated 12.03. 2019
7. This Office GLV Letter even no. dated 12.09.2019 addressed to SRO, Velachery.
8. GLV Letter No.43/2019 dated 16.09.2019 received from SRO, Velachery.
9. This office DC letter even No. dated.24.09.2019.
10. Letter dated.04.10.2019 received from the applicant.

******

The Planning Permission Application for the proposed construction of Stilt floor + 5 Floors Residential building with 10 dwelling units availing premium FSI at Plot No.534pt & 536pt, Sivaraman Street, Rajagopalapuram Layout now Ram Nagar North Extension,

For VIGNESHWARA HOMES (P) LTD

1/4

Authorised Signatory

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Madipakkam, Chennai in Old S.No.63/6 & 63/8, Patta S.No.63/31A, 63/31B & 63/32A of Madipakkam Village within the limit of 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 9th cited.

2. The applicant has remitted the following charges in the reference 10th cited.

i)	Development charges	₹ 18,000/-	B0014309, dated 04.10.2019.
ii)	Scrutiny Fee	₹ 4,000/-	
iii)	Regularization charges	₹ 50,000/-	
iv)	Open space & reservation charges	Nil	
v)	Security Deposit for Building	₹ 2,70,000/-	
vi)	Security Deposit for Display Board	₹ 10,000/-	
vii)	Security Deposit for Septic Tank	₹ 10,000/-	
viii)	Infrastructure & Amenities Charges	₹ 4,14,000/-	
ix)	Premium FSI Charges	₹ 12,80,000/-	
x)	Shelter charges	Nil	
xi)	MIDC Charges	Nil	

3. Two sets of approved Plans are numbered as **B/NHRB/368/2019 dated. 07.11.2019, Planning Permit No.12951** are sent herewith. The Planning Permit is valid for the period from **07.11.2019 to 06.11.2024.**

4. The Localbody 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

For VIGNESHWARA HOMES (P) LTD

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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 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.

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 Greater Chennai Corporation.

11.The Planning Permission issued under New Rule TNCDBR, 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,

7/11/19

for Chief Planner
Area Plans Unit.

7/11/19

For VIGNESHWARA HOMES (P) LTD

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149. 33

Encl:

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

Copy to:

1. **M/s. Vigneswara Homes(P)Ltd**
   Represented by its MD, N.R.K.Venkat,
   GPA for 1..Thiru.K.Purushothaman &
   & 2.Tmt.K.Divyalakshmi
   33/15,Cenotaph 1st Street, Teynampet,
   Chennai- 600 018.

2. **The Deputy Planner**
   Enforcement Cell (South), 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 Member**
   Appropriate Authority
   No.108, Mahatma Gandhi Road, Nungambakkam,
   Chennai-34.

For VIGNESHWARA HOMES (P) LTD

Authorised Signatory

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153 37

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/WDCN14/00044/2020		PP/NHRB/S(B1)/569/2019 - 07/11/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N14	N188	30/01/2020	30/01/2020
மனுதாரரின் பெயர் மற்றும் முகவரி / Applicant name & address		MS.VIGNESHWARA HOMES PRIVATE LIMITED-REP BY ITS MD. Mr. NRK VENKAT (GPA) NO:33/15, CENATOPH 1st STREET, TEYNAMPET, CHENNAI 600018.	
சேவைபட்டு தலைமை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Plot No:534PT AND 536 PT, Survey No:S.No.63/31A, 63/31B, 63/32A, SIVARAMAN STREET, RAM NAGAR,RAM NAGAR,MADIPAKKAM,Madipakkam, Chennai, 600091	
Building License Fees			117000
Road cut charges - CMWSSB SEWERAGE			14700
Road cut charges - CMWSSB, WATER			11000
Road cut charges - TNEB			11000
Scrutiny Fees			600
Tentative improvement charges			128400
Workers Welfare Board			171600
மொத்தக் கட்டணம்/ Total (In Rs.)			454300

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

Payment Details:
DD Number: 529198 Amount (In Rs.): 454300 Date. 08/01/2020 Bank: CITY UNION BANK LTD

இத 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 29/07/2020 29/01/2025

ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 29/07/2020

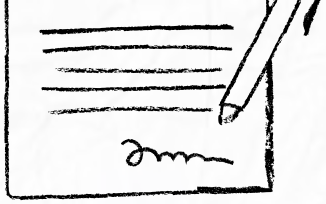
If Construction started Building Permit is valid up to 29/01/2025

Digitally Signed by A S Murugan
Date: 30-Jan-2020 (16:17:38)

Executive Engineer (T.P.)

For VIGNESHWARA HOMES (P) LTD

Director



our services doesn't just end there

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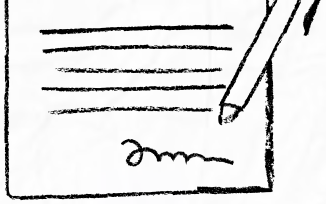
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Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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