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Chennai Metropolitan Development Authority
PLANNING PERMIT

PERMIT No.

13252

Date of Permit... 18/1/2020

File No.

C3(N)/0144/000

The Chief Engineer

Tamil Nadu Slum Clearance Board

Name of Applicant with Address

M. S. Kamalraj at Sec

Date of Application 21.5.20

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

Site Address

As per Annexure Enclosed

Division No.

Development Charge paid Rs.

3,20,000/- B0017230 08.09.

Challan No. Date

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

15/01/2026

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. 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

Executive Engineer
Division-IV

TAMIL NADU SLUM CLEARANCE BOARD
T.P. CHATRAM, CHENNAI-600 010.

CONDITIONS

Note: 1. According to Section 79 of the T. & C. P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated

2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the planning permission in the event of planning permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
DIVISION IV
PLANNING & DEVELOPMENT
CHENNAI - 600 010



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation,
நகர்மைப்பு பிரிவு

43

Town Planning Section-Works

கட்டிட அனுமதி

Building Permission

(1919 ஆதர்ப்பண்ணின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி.)
(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண் Building Plan No.		கட்டிட அனுமதி எண் Plan Submission No.	
CEBA WDC N05.00082 2021		C3(N) 0144 2020 18/01 2021	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் Approval Date	மனுபெற்றுள்ள நாள் Application Date
N05	N061	26/03/2021	03/02/2021
மனுபெற்றோரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		THE CHIEF ENGINEER-TAMIL NADU SLUM CLEARANCE BOARD, No.5, KAMARAJAR SALAI, CHENNAI - 600005.	
சேவா: குடிசைமை Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் Plot address		Block No:37, Survey No:TS.NO:807/2 PART & 808/1 PART, POONAAMALLEE HIGH ROAD & Varatharajulu Street, Dr.Santhosh Nagar, Egmore, Egmore, Chennai, 600008	
Building License Fees		2429400	
Road cut charges - CMWSSB SEWERAGE		45800	
Road cut charges - CMWSSB, WATER		34400	
Road cut charges - TNEB		34400	
Scrutiny Fees		600	
Workers Welfare Board		2934800	
மொத்தக் கட்டணம் Total (In Rs.)		5479400	

Amount (in words): Rupees Fifty Four Lakhs Seventy Nine Thousands Four Hundred Only

Payment Details:

DD Number: 501116

Amount 5479400
(In Rs.):

Date: 12/03/2021

Bank: ICICI BANK

பின் குறியிடல்: திட்டநிலைகளுக்கு இடம் அனுமதிக்கு ஒப்பளிக்கப்பட்ட எவ்வித நிதியும் அனுமதி

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

அனுமதி காலம் முடிவு
Permit Valid upto

25/03/2026
25/03/2026



Digitally Signed by A S Murugan
Date: 26-Mar-2021 (11:51:59)

Executive Engineer (T.P.)

Executive Engineer
Division-IV
TAMIL NADU SLUM CLEARANCE BOARD
T.P. CHATRAM, CHENNAI-600 019

[illegible][illegible][illegible][illegible]

5. 1.2 மீட்டர் தளம் மற்றும் 0.60 மீட்டர் குறைந்தபட்ச அகலமுள்ள பக்கவழியில் சிட்டி அழகு சேனை, நகர் அறமதிக்கப் பட்ட தளங்கள் ஆகியவற்றைக் குறிப்பிட்டு, நகராங்கு பிழிவுபடி, மண்ணைச் சேகரிக்கப்படுவோளும்.

ர. கட்டிட அமைதி வழங்கப்பட்ட பிறகு கூட உயரும் கூட்டுறவுக்கள், ஒப்பீட்டோடு எவ்வளவு சுகநிலைக்குத் தாருகிறதோ அவை உயரும். உயர்ந்ததோடு திருப்திப்பட மாட்டது.

[illegible]

8. மனோஜி சேமியு அமைப்புகள் வரையடத்தில் காட்டியபடி அமைக்கப்படவில்லை. கட்டிட வரைபடத்திலிருந்து மாறுபட்ட கட்டிடமாக இருந்து 10 விதிகளிலே தகவல் வராதவை எடுக்கப்படும்.

4. கி. டி. அனாமதி மனுதாரர் தனது மனுவில் கொடுத்த தகவல்கள் உண்மைக்குப் புறம்பமானது எனக் குறித்து வரலாற்றுக்கு முன்னர் மோசடியான வழிமுறை ஆக்கியவற்றின் பெயர் அளிக்கப்பட்டதாக இருந்தால் கட்டிட அனாமதியை மாற்றுவது முறையானதாகத் தீர்மானித்திருக்கக்கூடியதாக மாநகராட்சி முனிசிபல் சட்டம் 1919 (CMC Act 1919) பிரிவு 30(1) க்குப் படி 15, வடிகதை ஏடுப்பதற்கு ஆணையருக்கு முழு அதிகாரம் உண்டு.

[illegible]

11. மதுதாரர் இந்த கட்டிட அலுவலியில் குறிப்பிட்டுள்ள இடத்தில் அமராமல் கட்டுவது, பணியில் சாத்திரத்து கட்டாயமாக இயக்குனர்க்கும் தொழிலாளை பாதுகாப்பது மற்றும் சுகாதாரம் அங்களில் இருந்து பெற வேண்டும். இச்சாத்திரம் 1946, 7, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826

12. இதற்கு அங்க அறிவிப்பு எண் N656, நாள் 24.11.1995 அ நாள் பின்புலத்தில் உள்ள அறிவிப்பை அடிப்படையில் அங்கிருந்தும் குடியிருப்பினர் துறை தளத்தில் தரப்படும் டெலிவரி பெட்டி (Delivery Box) பொருத்தப்பட வேண்டும்.

307 317

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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natara Jan 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)/0144/2020

Dated: 18.01.2020

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

Sir,

Sub: CMDA - Area Plans Unit - High Rise Building (North) Division - Planning Permission Application for the Proposed Construction of **High Rise** Residential development comprising of Stilt floor + 14 Floors with **560 EWS Dwelling units**, Abutting Poonamallee High Road and varadarajulu Street, Egmore, Chennai - 8. Comprised in T.S.No. 807/2 part & 808/1 part, Block No. 37, Egmore Village, Egmore Taluk, Chennai District., Within the limits of Greater Chennai Corporation, applied by **The Chief Engineer**, Tamil Nadu Slum Clearance Board, - Approved - Reg.

- Ref:
1. PPA received in SBC no. CMDA/PP/HRB/N/0144/2020 Dt. 21.02.2020.
 2. This office letter even no dt. 12.06.2020.
 3. Minutes of the 256th MSB Panel meeting held on 24.06.2020.
 4. This office letter even no dt. 29.06.2020.
 5. This office letter even no. dt. 02.07.2020 addressed to the Govt.
 6. Letter (Ms) No. 99 dt. 20.07.2020 received from the Housing and Urban Development Department.
 7. This office letter even no dt. 28.07.2020.
 8. Letter no. CMRL/NOC/626/24/2020DT.10.08.2020 received from CMRL
 9. NOC received from Police (Traffic) in letter no. Tr./License/523/9082/2020 dt.21.08.2020.
 10. The applicant letter received dt.02.09.2020.
 11. Letter no CMRL/NOC/626/24/2020 dt.10.08.2020.
 12. This office letter even no. dt. 04.09.2020 addressed to CMRL.
 13. G.O. (Ms). No. 83 H & UD [UD4(3)] Department dt. 25.06.2020.
 14. This office demand notice issued in letter even no dt. 05.09.2020.
 15. The applicant letter received on.03.09.2020, 09.09.2020 & 06.10.2020.
 16. NOC issued by the DF&RS in letter no. C1/2433/2020, PP NOC. No.53/2020 dt. 22.07.2020.
 17. NOC obtained from the AAI in NOC ID: CHEN/SOUTH/B/022820/450958 dt.04.03.2020.
 18. NOC obtained from the IAF in letter TAM/5218/1/ATC (PC - 10/20) Dt.

12.03.2020.

19. The applicant letter received on.05.10.2020.
20. This office reminder letter even no dt. 23.10.2020.
21. The applicant letter received on.23.10.2020.
22. The applicant letter received on.09.11.2020.
23. This office letter even no. dt. 17.11.2020 addressed to SRO, Periyamedu,
24. The applicant letter received on.23.11.2020.
25. Environmental clearance issued in Letter No. SEIAA-TN/F.No.7463/ec8(A)/731/2020 DT.21.10.2020.
26. This office letter even no dt. 28.11.2020.
27. NOC obtained from CMRL in letter no. CMRL/NOC/626/28/2020 Dt. 20.11.2020.
28. Gift Deed executed vide document no. 2140 of 2020 dt.28.11.2020 for OSR area of 477.42 sq.m
29. This office letter even no dt. 17.12.2020.
30. The applicant letter received on.17.12.2020 & 22.12.2020.

The Planning Permission Application received in the reference 1st cited for the Proposed Construction of **High Rise** Residential development comprising of Stilt floor + 14 Floors with **560EWS Dwelling units**, Abutting Poonamallee High Road and Varadarajulu Street, Egmore, Chennai – 8. Comprised in T.S.No. 807/2 part & 808/1 part, Block No. 37, Egmore Village, Egmore Taluk, Chennai District., Within the limits of Greater Chennai Corporation, applied by **The Chief Engineer**, Tamil Nadu Slum Clearance Board has been examined and Planning Permission is Issued based on the Government Order issued in the reference 6th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by other Government Agencies in the references 9th, 16th to 18th, 25th & 27th cited above.

2. The applicant has remitted the Development charges vide receipt no. B0017230 dt. 08.09.2020 and Flag Day contributions vide receipt no. 0005447 dt.08.09.2020 and furnished DD for IDC for CMWWSSB:

Sl. No.	Charges	Amount
1.	Development charges for Land & Building.	Rs. 3,28,000/- (Rupees Three Lakhs and Twenty Eight Thousand only)
2.	IDC payable to MD, CMWSSB	Rs. 42,15,000/- (Rupees Forty Two Lakhs and Fifteen Thousand only)
3.	Flag Day contribution	Rs. 500/- (Rs. Five Hundred only)

3. The applicant has to comply with all the conditions stipulated in the NOCs issued by the Police (Traffic), DF&RS, AAI, IAF CMRL and Environmental Clearance. In this regard, the applicant has also furnished an undertaking in the reference 19th & 30th cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by Police (Traffic), DF&RS, AAI, IAF, CMRL and Environmental Clearance.

4. The Promoter 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 TNCD&BR - 2019 and enforcement action will be taken against such development.

5. 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 / Registered Engineers / 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. In this regard, the applicant along with the Architect, Structural Engineer, Geo - Technical consultant and Construction Engineer has furnished undertaking in Form - C format.

6. 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.

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P18.0

7. The applicant 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.

8. Applicant has to erect temporary lightning arrester during the entire construction phase of the project.

9. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority.

10. The Executive Authority of Local Body before Issuing Building Permit for the construction of new building shall ensure if it has a provision in the building design itself for an insulated pipeline from the rooftop in the building to various distribution points where hot water is required. The new building shall have provision for continuous water supply to the solar water heating system. The new building shall also have open space on the roof top to receive direct sun light. The load bearing capacity of the roof shall atleast be 50 Kilogram per Sq.m. All new buildings shall have solar assisted water heating system installed before they are utilized for business or other activity.

The capacity of solar water assisted water heating system to be installed shall be decided in consultation with the Executive Authority. The recommended minimum capacity shall not be less than 25 Litres per person per day for each bath room and kitchen subject to the condition that maximum of 50 percent of the total roof area is provided with the system as per norms to be fixed by the Tamil Nadu Energy Development Agency from time to time.

11. The applicant shall reserve 1/3rd open Terrace Area for erection of Solar Photo Voltaic Panel & Solar water heating system and the same has to be ensured before issue of Completion Certificate.

12. As per G.O.(Ms) No.112, H&UD Department dt.22.06.2017, 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.

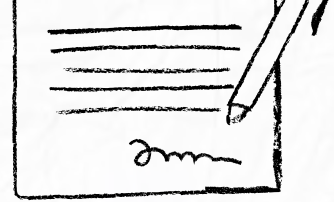
13. Two sets of plan for the proposal is approved and numbered as Planning Permission No. C/PP/MSB/ 02 (A to E)/2021, dated. 18.01.2021 in Permit No. 13252 are sent herewith. The Planning Permission is valid for the period from 18.01.2021 to 17.01.2026.

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

15. The applicant/TNSCB has furnished Undertaking in Rs.20/- stamp paper for the removal of existing structures/encroachments in the OSR area before completion of the project and that would be handed over to the local body.

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EXECUTIVE ENGINEER
DIVISION - IV
TAMIL NADU SLUM CLEARANCE BOARD
T.P. CHATRAM, CHENNAI - 600 010



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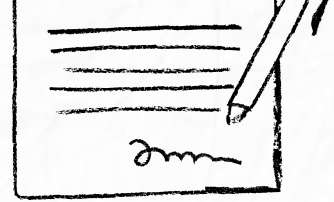
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