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Chennai Metropolitan Development Authority

PREMIUM FSI PLANNING PERMIT

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

PERMIT No. 13379

B/N.RB/110/2020 Date of Permit 20.03.2020

File No PP/NHRB/S(B1)/868/2019

M/s. Tropical Realty Chennai Pvt. Ltd. Rep. by Director

Name of Applicant with Address N. Sivakumaran No 12, Marshalls Road, IV floor, Thaven centre, Rajah Annamalai Building, Egmore, Chennai-08.

Date of Application 13.09.2019

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

Site Address PP for the proposed construction of Stilt floor + 4 floors + 5th floor (part) Residential building with 12 dwelling units at Door No. 9/2, Krishnaswamy Avenue, Mylapore, Chennai-04 in R.S.No. 1674/56, 1674/6A, 1674/67 & 1674/68 Block No. 35 of Mylapore village.

Division No.

Development Charge paid Rs 26,000/- Challan No B0015666 Date 28.01.2020
& 4,000/- & B0015991 & 21.02.2020

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 19.03.2025

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

20/03/20

16/3/20

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

Building Permission

(1919 ஆம் ஆண்டின் 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/WDCN09/00340/2020		PP/NHRB/S(B1)/0868/2019 - 20/03/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	விண்ணப்பித்த நாள்/ Application Date
N09	N123	05/10/2020	24/07/2020
அனுமதி பெற வந்தவர் முகவரி / Applicant name & address		M S Tropical Realty Chennai Pvt Ltd-Rep by its Director Mr. N.Sivakumar (GPA) No: 72, Marshalls Road, 4th Floor, Jahver Center, Egmore, Chennai- 600 008.	
மேற்கொள்ளும் பணியின் தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:9/2,Block No:35,Survey No:R.S.No:1674/56, 64,67&68, Krishnasami Avenue,Mylapore,Mylapore,Mylapore, Chennai, 600004	
Building License Fees			242400
Road cut charges - CMWSSB SEWERAGE			15300
Road cut charges - CMWSSB, WATER			11500
Road cut charges - TNEB			11500
Scrutiny Fees			600
Workers Welfare Board			320000
மொத்தக் கட்டணம்/ Total (In Rs.)			601300

Amount (in words): Rupees Six Lakh One Thousand Three Hundred Only

Payment Details:
DD Number: 926322 Amount (In Rs.): 601300 Date: 31/08/2020 Bank: INDIAN BANK

இன குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு முன்னிக்கப்பட்ட 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 04/04/2021 04/10/2025

ஆரம் நேதிக்குள் வேலை தொடங்கவில்லை எனில் அதன் பின்பு தொடங்கப்படுகிறதா கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 04/04/2021

If Construction started Building Permit is valid up to 04/10/2025

Digitally Signed by A S Murugan
Date: 05-Oct-2020 (13:39:24)

Executive Engineer (T.P.)

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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/NHRB/S(B1)/0868/2019 Dated: 20.03.2020

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 + 4 floors + 5th floor (part) Residential building with 12 dwelling units with availing Premium FSI at Door No.9/2, Krishnaswamy Avenue, Mylapore, Chennai 600004 in R.S.No.1674/56, 1674/64, 1674/67 & 1674/68, Block No.35 of Mylapore Village within the Greater Chennai Corporation Limit - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

Ref:
1. The PPA received in SBC No.CMDA/PP/NHRB/S/0868/2019 dated 13.09.2019.
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, Municipal Administration and Water Supply (MA.I) Dept. dated 4.2.2019.
6. CMDA office order No.7/2019 dated 12.3.2019.
7. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
8. This office DC advice sent to the applicant in this office letter even No. dated 05.11.2019 & 30.01.2020
9. The applicant's letter dated 24.02.2020 & 09.03.2020

*****

Planning Permission Application for the proposed construction of Stilt floor + 4 floors + 5th floor (part) Residential building with 12 dwelling units with availing Premium FSI at Door No.9/2, Krishnaswamy Avenue, Mylapore, Chennai 600004 in R.S.No.1674/56, 1674/64, 1674/67 & 1674/68, Block No.35 of Mylapore Village within the Greater Chennai Corporation Limit received in the reference 1st cited has

been examined and Planning Permission is issued subject to the conditions prescribed by CMDA in the reference 8th cited.

2. The applicant has remitted the following charges in the reference 9th cited.

Sl. No.	Description	Total Amount		Total Amount	
1.	Development Charge	Rs.26,000/-		Rs.4,000/-	
2.	Scrutiny Fee	Rs.6,000/-		Rs.7,000/-	
3.	Regularisation Charge	Rs.79,000/-	Vide Receipt No. B0015666 dated 28.01.2020	—	Vide Receipt No. B0015991 dated 21.02.2020
4.	I&A charges	Rs.6,00,000/-		Rs.1,34,000/-	
5.	Security Deposit for Building	Rs.4,05,000/-		Rs.65,000/-	
6.	Security Deposit for Display Board	Rs.10,000/-		—	
7.	MIDC	Rs. 3,52,000/-		Rs. 57,000	
8.	Premium FSI	Rs. 29,81,000/-		Rs. 1,90,90,000/-	

3. Two sets of approved Plans are Numbered as **B/ NHRB / 110 /2020 dated 20.03.2020** in **Planning Permit No. 13379** are sent herewith. The **Planning Permit** is valid for the period from **20.03.2020 to 19.03.2025**.

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 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 Local Body concerned.

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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,

For Chief Planner
(APU)

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

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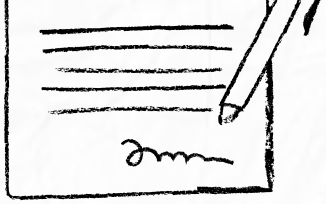
1. **M/s.Tropical Realty Chennai Pvt. Ltd.,**
Rep by Director N.Sivakumar,
No.72, Marshalls Road, 4th Floor,
Jhavar Centre, Egmore,
Chennai.

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

5. **The Chief Engineer,**
CMWSSB
No.1, Pumping Station Road,
Chindaripet,
Chennai – 600 002.



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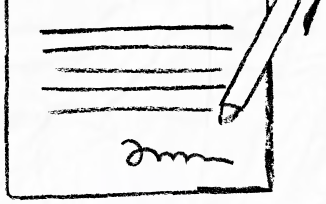
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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