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Chennai Metropolitan Development Authority

PREMIUM FSI PLANNING PERMIT

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

105

PERMIT No. 13761

B/NHRB/392/2020 Date of Permit 21.11.2020.

File No. PP/NHRB/SIB2/406/2020

Name of Applicant with Address M/s. Ruby Builders & Promoters Rep. by its Partner Thiru. R. Manoharan, Plot No. 247B, Velachery Main Road, Saligramam

Date of Application 23.07.2020

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 + 5 floors Residential building with 16 dwelling units availing Premium FSI at Plot No. 352B & 354, 13th Main Road, Ram Nagar South Extension, Pallikaranai, Chennai in S.No. 52/2A1A2, 52/17, 52/18 of Pallikaranai village.

Division No.

Development Charge paid Rs. ~~22,000/-~~ Challan No. B001683 Date 27.10.2020

PERMISSION is granted to the ~~layout/sub-division of lar d/~~ 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 20.11.2025

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.

21/11/20

For MEMBER SECRETARY

For RUBY BUILDERS & PROMOTERS

Partner

BY REGISTERED POST WITH ACK DUE

107

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(B2)/0406/2020 Dated: 21.11.2020

To

The Principal Chief Engineer
Greater Chennai Corporation
Ribbon Building
Chennai – 600 003.

Sir,

Sub: CMDA – APU – (B Channel – South Division) – Planning Permission for the proposed construction of Stilt floor + 5 Floors Residential building with 15 dwelling units availing Premium FSI at Plot No.352B & 354, 13th Main Road, Ram Nagar South Extension, Pallikaranai, Chennai. Comprised in S.No.52/3A1A2, 52/17, 52/18 of Pallikaranai village within the Limit of Greater Chennai Corporation - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

Ref:
1. The PPA received in SBC No.CMDA/PP/NHRB/S/0406/2020 dated 23.07.2020.
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 19.10.2020
9. The applicant's letter dated 27.10.2020

*****

Planning Permission Application for the proposed construction of Stilt floor + 5 Floors Residential building with 15 dwelling units availing Premium FSI at Plot No.352B & 354, 13th Main Road, Ram Nagar South Extension, Pallikaranai, Chennai. Comprised in S.No.52/3A1A2, 52/17, 52/18 of Pallikaranai village within the Limit of Greater Chennai Corporation Limit received in the reference 1st cited has

For RUBY BUILDERS & PROMOTERS

Partner

been examined and Planning Permission is issued subject to the conditions put forth 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	
1.	Development Charge	Rs.22,000/-	
2.	Scrutiny Fee	Rs.3,000/-	
3.	Regularization Charge	Rs.68,000/-	
4.	I&A charges	Rs.5,08,000/-	Vide Receipt No.B0017683 dated 27.10.2020
5.	Security Deposit for Building	Rs.3,39,000/-	
6.	Security Deposit for Display Board	Rs.10,000/-	
7.	Security Deposit for Septic Tank	Rs. 15,000/-	
8.	Premium FSI	Rs. 2,81,000/-	

3. Two sets of approved Plans are Numbered as **B/ NHRB / 392 / 2020 dated. 21.11.2020** in **Planning Permit No. 13761** are sent herewith. The **Planning Permit** is valid for the period from **21.11.2020 to 20.11.2025.**

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.

For RUBY BUILDERS & PROMOTERS

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.

For RUBY BUILDERS & PROMOTERS

Partner

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,

21/11/22

For Chief Planner
(B-South, APU)

21/11/22

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

Copy to:

1. **M/s. Ruby Builders & Promoters**
Rep by its partner Thiru.R.Manoharan
Plot No.247B, Velachery Main Road
Selaiyur, 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.

RUBY BUILDERS & PROMOTERS

Partner

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/WDCN14/00081/2021		PP/NHRB/S(B2)/0406/2020 - 21/11/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுசெய்யப்பட்ட நாள்/ Application Date
N14	N188	22/03/2021	29/01/2021
மனுதாரரின் பெயர் மற்றும் முகவரி / Applicant name & address		M S Ruby Builders and Promoters Rep By its partner R Manoharan-Plot No:247B, Velachery Main Road, Selaiyur, Chennai.	
சேவையின் தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Block No:-,Plot No:352B and 354, Survey No:S.No: 52/3A1A2, 52/17, 52/18, RAM NAGAR EXTN 13ST STREET,RAM NAGAR SOUTH EXTN.,PALLIKARANAI,Pallikarani, Chennai, 600100	

Building License Fees	126800
Road cut charges - CMWSSB SEWERAGE	21400
Road cut charges - CMWSSB, WATER	16000
Road cut charges - TNEB	16000
Scrutiny Fees	600
Tentative improvement charges	177600
Workers Welfare Board	179400
மொத்தக் கட்டணம்/ Total (In Rs.)	537800

Amount (in words): Rupees Five Lakh Thirty Seven Thousands Eight Hundred Only

Payment Details:

DD Number: 970271 Amount (In Rs.): 537800 Date: 01/03/2021 Bank: PUNJAB NATIONAL 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.

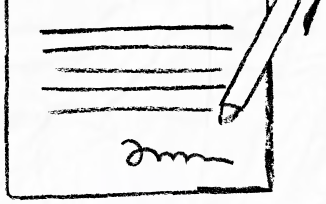
அனுமதி கால முடிவு 21/03/2026
Permit Valid upto 21/03/2026

Digitally Signed by A S Murugan
Date: 22-Mar-2021 (11:54:33)

Executive Engineer (T.P.)

For RUBY BUILDERS & PROMOTERS

Partner



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

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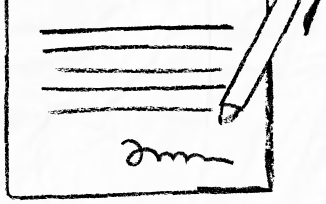
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

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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