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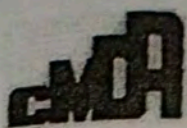
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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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(B2)/0935/2019 Dated: 12.02.2021

To

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

Sir,

Sub: CMDA - APU - (B Channel - South Division) - Planning Permission is for the proposed construction of Stilt Floor + 5 floor 15 dwelling units with Premium FSI Residential building with at Plot No.3 & 4, 4th Main Road, AIBEA Nagar, Thiruvanniyur, Chennai-600041, bearing in T.S.No.23/28, Block No.34 of Thiruvanniyur 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/0935/2019 dated 24.09.2019.
 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 13.11.2019
 9. The applicant's letter dated 22.01.2021.

Planning Permission Application for the proposed construction of of Stilt Floor + 5 floor 15 dwelling units with Premium FSI Residential building with at Plot No.3 & 4, 4th Main Road, AIBEA Nagar, Thiruvanniyur, Chennai-600041, bearing in T.S.No.23/28, Block No.34 of Thiruvanniyur 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 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	Vide Receipt No. B0018423 dated 21.01.2020
1.	Development Charge	Rs.31,000/-	
2.	Scrutiny Fee	Rs. 6,000/-	
3.	I&A charges	Rs.7,71,000/-	
4.	Security Deposit for Building	Rs.4,98,000/-	
5.	Security Deposit for Display Board	Rs.10,000/-	
6.	Premium FSI Charge	Rs. 86,98,000/-	
7.	MIDC	Rs. 4,33,000/-	

3. Two sets of approved Plans are Numbered as **B/ NHRB / 36 / 2021 dated 12.02.2021** in **Planning Permit No. 13944** are sent herewith. The **Planning Permit** is valid for the period from **12.02.2021 to 11.02.2026**.

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.

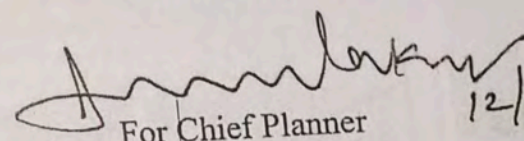
8. As approved by Tamil Nadu Government in G.O.M.s.No.112 H & UD Department dated 22.06.2017 to carry out the provisions of Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, Market, Book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment 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.

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
(B-South, APU)
12/2/24

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

Chennai Metropolitan Development Authority

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

Permit No. 13944

MHRB/36/2021

Date of Permit. 12-02-2021

M/s. Luxebuilt Homes Pvt. Ltd

File No. PP/MHRB/5(B2)/0935/2019 NO. 8(57) Luz Avenue

Name of Applicant with Address..... Mylapore, Chennai - 600004

Date of Application... 24-09-2019

Nature of Development : Layout/Sub-division of Land/Building construction/Change in use of Land/Building
PP for the proposed construction of 5th floor + 5 floors, 15 dwelling

Site Address..... Units..... with..... premium..... FSI

Residential building at plot No. 384,

Division No. 4th main Road, A.B.E.A. Nagar

Thiruvanniyur, Chennai - 600041, bearing in

T.S. No. 23/28, Block No. 34 of Thiruvanniyur
Village

Development Charge paid Rs 31,000 Challan No. B0018423 Date 21-01-2020

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 11-02-2026
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. 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 12/2/21

12/2/2021

For LUXEBUILT HOMES PVT LTD

For LUXEBUILT HOMES PVT LTD

M. R. Muthu

Authorised Signatory

Authorised Signatory



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)

கட்டிட அனுமதி எண் / Building Plan No		திட்ட அனுமதி எண் / Plan Submission No	
CEBA/WDCN13/00125/2021		PP/NHRB/S(B2)/0935/2019 - 24/09/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N13	N182	05/05/2021	21/02/2021
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		LUXEBUILT HOMES P LTD GPA-No:8,(57), LUZ AVENUE, MYLAPORE, CHENNAI-600004.	
சேவையின் தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Block No:34,Plot No:3 AND 4, Survey No:T.S.No.23/28, 4th MAIN ROAD, Aibea Nagar,Thiruvanmiyur,Thiruvanmiyur,Thiruvanmiyur, Chennai, 600041	
Building License Fees		243300	
Road cut charges - CMWSSB SEWERAGE		32000	
Road cut charges - CMWSSB, WATER		24000	
Road cut charges - TNEB		24000	
Scrutiny Fees		600	
Tentative improvement charges		574500	
Workers Welfare Board		322500	
மொத்தக் கட்டணம் / Total (In Rs.)		1220900	

Amount (in words): Rupees Twelve Lakhs Twenty Thousands Nine Hundred Only

Payment Details:

DD Number: 003272

Amount 1220900
(In Rs.):

Date: 27/04/2021

Bank: HDFC BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபடம். நகலின்படி அனுமதி

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



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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



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

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