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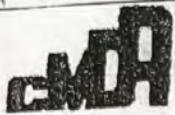
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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

E-mail: mscmda@tn.gov.in

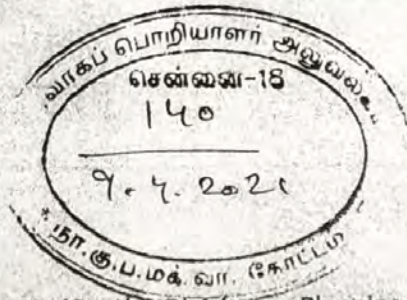
Web site: www.cmdachennai.gov.in

Letter No. C3(S)/334/2020

Dated: 08.04.2021

To

The Commissioner,
Greater Chennai Corporation,
Chennai - 600 003.



Sir,

Sub: CMDA - APU - MSB (South) Division - Planning Permission Application for the Proposed Reconstruction of High Rise building consisting of Single EWS Block: Stilt floor + 13 floors with 416 dwelling units (2 Dwelling units for refuge area in 7th and 12th floor) at Jogithottam, Nandanam, Chennai - 600 035 bearing Survey No.6745 part, Block No.143 of T.Nagar Village, within the limit of Greater Chennai Corporation applied by The Executive Engineer, TNSCB- Approved and forwarded to local body for Issue of building license - Regarding.

- Ref:
1. Planning Permission Application received in the SBC No. CMDA/PP/HRB/S/334/2020, dated 15.06.2020.
 2. Copy of letter from Greater Chennai corporation in Ma.A.9/Na.ka.No. 816/2020 dated 10.06.2020.
 3. Minutes of the 256th MSB Panel meeting held on 24.06.2020.
 4. This office letter dated 21.07.2020 addressed to the Government. (Appeal committee).
 5. G.O (3D) No.142 H&UD (UD-5) Dept, dated 17.08.2020.
 6. This office letter dated 28.08.2020 addressed to Government.
 7. Government letter (Ms) No.138 H&UD (UD1) Dept, dated 22.09.2020.
 8. NOC from DF&RS Letter No. R.Dis No.7243/C1/2020, PP NOC.No.77/2020, dated 28.08.2020.
 9. NOC from Police (Traffic) letter Rc.No.Tr/License/630/11614/2020 dated 01.10.2020.
 10. NOC from AAI letter No. CHEN/SOUTH/B/100820/501746, dated 27.10.2020
 11. This office letter (DC advice) even No. dated 13.10.2020
 12. Remarks from the EE, Zone -9, Greater Chennai Corporation (GCC) letter dt.16.10.2020.
 13. TNSCB letter No.SCB/DP/11641/2016, dated 16.10.2020.
 14. OSR gifted through Registered Gift deed document No. 1842/2020, dated 06.11.2020 and Link Road portion gifted through registered Gift deed document No. 1841/2020, dated 06.11.2020

Division-V, T.N.S.C.B
Teynampet,
Chennai-600 018.

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15. TNSCB Letter No. SCB/DP/1164/2016 dated 11.12.2020
 16. TNSCB letter dated 17.12.2020
 17. Structural drawing vetted by PWD on 19.11.2020.
 18. TNSCB letter No.SCB/DP/11641/2016, dated 24.02.2021 & 02.03.2021 with undertakings.
 19. NOC from CMRL letter No. CMRL/NOC/626/24/2020 dated 26.02.2021.
 20. TNSCB letter No.SCB/SP/1164/2016 dated 25.03.2021 with undertakings.
 21. G.O.(Ms).No.18 MAWS Department, dated 04.02.2019.
 22. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and The Government letter No. TNRERA/261/2017, dated 09.08.2017.
 23. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.

The Planning Permission Application for the Proposed Reconstruction of High Rise building consisting of Single EWS Block: Stilt floor + 13 floors with 416 dwelling units (2 dwelling units for Refuge area in 7th and 12th floor) at Joglthottam, Nandanam, Chennai – 600 035 bearing Survey No.6745 part, Block No.143 of T.Nagar Village has been examined and Planning Permission is issued based on the Government approval accorded in the reference 7th cited subject to the usual conditions put forth by CMDA in reference 11th cited, including compliance of conditions imposed by the Government agencies in the reference 8th, 9th 10th, 12th & 19th cited and further subject to following conditions:

- (i) OSR area shall be hand over before completion of the scheme to local body without any structures for encroachments
- (ii) Link Road area shall be hand over before completion of the scheme to local body without any structures for encroachments
- (iii) The demolition approval for existing building shall be obtain from local body while Issuing building permit.
- (iv) The TNSCB shall be taken safety measures on inundation point of view.
- (v) The encroachments shall be evicted before commencement for the project.
- (vi) Structural design approved by the Professor, Anna University shall be adopted in the execution of constructions.

2. The TNSCB has remitted the following charges in the reference 13th cited, vide Challan No.CMDA/PP/Ch/3273/2020, dated 16.10.2020.

Sl. No.	Charges	Amount to be remitted
I)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.2,60,000/- (Rupees Two Lakhs Sixty Thousand Only)
II)	IDC for CMWSSB	Rs.32,35,000/- (Rupees Thirty Two Lakhs and Thirty Five Thousand only)

Executive Engineer
Division-V, T.N.S.C.B
Teynampet.

3. The TNSCB has also furnished an undertaking in the reference 18th cited to abide by the terms and conditions put forth by Police (Traffic), DF&RS, AAI & CMRL the conditions imposed by CMDA in the reference 11th cited.

4. The TNSCB has gifted the OSR land through registered gift deed document no.1842/2020, dated 06.11.2020 and land delivery receipt received through UO note No.TDR/OSR /12030/2020, dated 01.12.2020.

5. The TNSCB has also gifted the Link Road portion through registered gift deed document no.1841/2020, dated 06.11.2020 and land delivery receipt received through UO note No.TDR/12029/2020, dated 01.12.2020.

6. In respect of water supply, it may be possible for CMWSSB to extend water supply for the purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 10 (ten) 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 hermetically 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 and enforcement action will be taken against such development.

7. 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.

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, 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 / 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.

But the TNSCB has furnished the structural design vetted by PWD in the reference 17th cited.

8. 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

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

9. The TNSCB has to erect temporary lightning arrester during the entire construction phase of the project.

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

11. 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.

12. The TNSCB shall reserve 1/3rd open Terrace Area for erection of Solar Photo Voltaic Panel and the same has to be ensured before issue of Completion Certificate

13. 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.

14. The partial refund of security deposit will not be considered for issuance of partial Completion certificate.

15. 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.

16. Two sets of approved plans numbered as C/PP/MSB/21 (A to C)/2021, dated 08.04.2021 in Planning Permit No.13271 are sent herewith. The Planning Permit is valid for the period from 08.04.2021 to 07.04.2026.

Executive Engineer
Division-V, T.N.S.C.B
Teynampet,
Chennai-600 018.

17. This approval is not final. The TNSCB has to approach the Commissioner, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

Yours faithfully,

[Signature]
8/4/24

For MEMBER-SECRETARY

Encl: 1) Two sets of approved plans
2) Two copies of Planning Permit

Rm
8/4/24

Copy to:

1. **THE EXECUTIVE ENGINEER,**
TNSCB,
No.5, Kamarajar salai,
Chepauk, Chennai -600 005.
2. **The Deputy Planner,**
Enforcement Cell (South), CMDA,
Chennai-600 008. (With one set of approved plans)
3. **The Director of Fire & Rescue Service**
No.1, Greaves Road, Chennai-600 006. (With one set of approved plans)
4. **The Additional Commissioner of**
Police (Traffic), Greater Chennai,
Vepery, Chennai-600 007.
5. **The Managing Director,**
CMWSSB,
No.75, Santhome High Road,
MRC Nagar, R.A.Puram,
Chennai - 28. (With one set of approved plans)
6. **The Chief Engineer,**
TNEB, Chennai-600 012.
7. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road, Nungambakkam,
Chennai-600 034.
8. **Thiru. R.K. Venkatesh (Architect)**
1/10, 1st Street, Mahalingam Nagar,
Chettiar Agaram
Chennai - 600 077. **BY SPEED POST**
9. **P.K. Chandran (Structural)**
No.15/7, Nallathangal Street,
Royapettah
Chennai - 600 014. **BY SPEED POST**

[Signature]
Executive Engineer
Division-V, T.N.S.C.B
Teynampet,
Chennai-600 018.

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 13271
C/PP/MSB/21 (A to C) | 2021 Date of Permit 08/04/2021
THE EXECUTIVE Engineer,
Tamilnadu slum clearance
Board,
File No. C3(S)/334/2020 NO.5, Kamaraj Salai,
Name of Applicant with Address..... chennai. 600 005.....
Govt Lr (MS) NO. 138 H&UD
(UDI) Dept dt. 22.09.2020 Date of Application. 15.06.2020
Nature of Development : ~~Layout/Sub-division of Land/Building construction/Change in use of Land/Building~~

Site Address. Planning permission for the proposed construction of high rise building consisting of Single EWS Block (2nd floor for Refuge Area in 15 & 12th Floor)
Division No. Slit floor + 13 floors with 416 d.u. at
Jogithottam, Nandanam, Chennai. 600 035.
Bearing S. No. 6745 part, Block No. 143 of T. Nagar Village, with in limits of Greater Chennai Corporation.
Development Charge paid Rs. 260,000/- Challan No. 3273/2020 Date 12.10.2020
(online payment)

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 07/04/2026
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

Executive Engineer
Division-V, T.N.S.C.B
Teynampet,
Chennai-600 018.



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/WDCN09/00141/2021		C3(S)/334/2020 - 08/04/2021	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N09	N122	30/06/2021	16/04/2021
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		THE EXECUTIVE ENGINEER-TNSCB No:5, KAMARAJAR SALAI, CHEPAUK, CHENNAI- 600 005.	
சேவையளிக்கும் தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Block No:143,Survey No:S.No. 6745 part, NANDANAM, Jogithottam Slum Road,Teynampet,Teynampet,Thyagaraya Nagar, Chennai, 600035	
Building License Fees		1947900	
Scrutiny Fees		600	
Street Alignment Charges		186300	
Workers Welfare Board		2322000	
மொத்தக் கட்டணம் / Total (In Rs.)		4456800	

Amount (in words): Rupees Forty Four Lakhs Fifty Six Thousands Eight Hundred Only

Payment Details:

DD Number: 006191

Amount 4456800
(In Rs.):

Date: 27/05/2021

Bank: HDFC 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
Permit Valid upto

29/06/2026

29/06/2026



Digitally Signed by A S Murugan
Date: 30-Jun-2021 (14:38:53)

Executive Engineer (T.P.)

Executive Engineer
Division-V, T.N.S.C.B
Teynampet,
Chennai-600 018.



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Vastu & Property Management Tools

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

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