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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: mcmda@tn.gov.in, Web site: www.cmdachennai.gov.in

Letter No.PP/NHB/S(B1)/0501/2020, Dated: 10.11.2020

To

The Principal Chief Engineer,
Greater Chennai Corporation,
Ribbon Building, Chennai 600003.

Sir,

Sub: CMDA – Area Plans Unit - ‘B’ Channel (South) - Planning Permission for the proposed construction of Stilt floor + 5 floors with 18.30m height residential Building with 10 dwelling units availing premium FSI at Plot No.142, New door No.50, Old Door No.114, Chamiers Road, Nandhanam, Chennai 600035 in old R.S.No.3884/5(pt), R.S.No.3884/158, Block No.77 of Mylapore Village within the limit of Greater Chennai Corporation– Approved and forwarded to Local Body for issue of Building Permit – Reg.

- Ref:**
1. Planning Permission Application received in SBC No. CMDA/PP/NHRB/S/0501/2020, dated.10.09.2020.
 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 MAWS (MA-I) Department, dated 04.02.2019.
 6. CMDA office order No.7/2019 dated 12.03. 2019
 7. This office DC letter even No. dated. 19.10.2020.
 8. Applicant's letter dated. 05.11.2020.

The Planning Permission Application for the proposed construction of Stilt floor + 5 floors with 18.30m height residential Building with 10 dwelling units availing premium FSI at Plot No.142, New door No.50, Old Door No.114, Chamiers Road, Nandhanam, Chennai 600035 in old R.S.No.3884/5 (pt), R.S.No.3884/158, Block No.77 of Mylapore Village within the limit of Greater Chennai Corporation 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 7th cited.

For ETICA DEVELOPERS PVT. LTD.

Authorised Signatory.

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2. The applicant has remitted the following charges in the reference 8th cited.

i)	Development charges	₹ 26,000/-	Receipt No. B0017767, dated.05.11.2020
ii)	Scrutiny Fee	₹ 4,000/-	
iii)	Regularization charges	Nil	
iv)	Open space & reservation charges	Nil	
v)	Security Deposit for Building	₹ 3,86,000/	
vi)	Security Deposit for Display Board	₹10,000/	
vii)	Infrastructure & Amenities Charges	₹ 5,95,000/-	
viii)	Security Deposit for Septic Tank	Nil	
ix)	Premium FSI charges	₹ 80,82,000/-	
x)	MIDC Charges	₹ 3,71,000/-	

3. Two sets of approved Plans are numbered as **B/NHRB/370/2020, dated.10.11.2020, Planning Permit No.13739** are sent herewith. The Planning Permit is valid for the period from **10.11.2020 to 9.11.2025**.

4. The Localbody 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

FOR ETICA DEVELOPERS PVT. LTD.



Authorised Signatory.

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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.

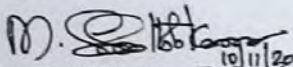
8. As approved by Tamil Nadu Government in G.O.M.s.No.112 H & UD Department dated 22.06.2017 to carry out the provisions of Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, Market, Book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment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

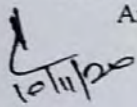
9. This Planning Permission is not final. The applicant has to approach the Principal Chief Engineer, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

10. Applicant shall not commence construction without building approval from the Greater Chennai Corporation.

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.

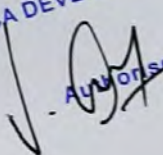
Yours faithfully,


For Chief Planner (B-South),
Area Plans Unit.


10/11/20

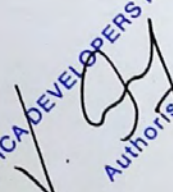
Encl:

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

FOR ETICA DEVELOPERS PVT. LTD.

Authorized Signatory.

Copy to:

- ✓ 1. **ETICA Developers Private Limited,**
Represented by its Managing Director Thiru.G.Dilipan
GPA for 1.Thiru.Vijayaragavan Tirumalai,
2.Thiru.T.Rajagopalan and 3.Thiru.T.S.Ramanujam
No.24, Exotica Tower, 6th floor,
Venkatanarayana Road, T.Nagar,
Chennai 600017.
2. **The Deputy Planner**
Enforcement Cell (South), CMDA, Chennai - 8.
(With one set of approved plans).
3. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road, Nungambakkam,
Chennai-34.
4. **The Member**
Appropriate Authority
No.108, Mahatma Gandhi Road, Nungambakkam,
Chennai-34.
5. **The Managing Director,**
CMWSSB,
No.2, Pumping Station Road,
Chintadripet, Chennai-600002.

For ETICA DEVELOPERS PVT. LTD.
✓ 
Authorised Signatory.

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Chennai Metropolitan Development Authority
Premium FSI PLANNING PERMIT

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

PERMIT No. 13739

B/NHRB/370/2020

Date of Permit...10-11-2020

Etica Developers Pvt. Ltd

File No. PP/NHRB/S(B.I)/0501/2020 Rep. by M.D. Thiru G. Dilipan
C.P.A

Name of Applicant with Address... No. 24, Exotica Tower,
6th Floor, Venkataravayana Road T-Nagar,
Ch-600017 Date of Application...10.09.2020

Nature of Development : Layout/~~Sub-division of Land~~/Building construction/~~Change in use of Land~~/Building
PP for the proposed construction of SHIT Floor + 5 Floors with 18.30m height
Site Address... Residential building with 10 dwelling unit
at Plot No. 142, New door No. 50, old door No. 114,
Division No. Chamiers Road, Nandharam, Ch-600035
in old R.S. No. 3884/5 (PH), R.S. No. 3884/158,
Block No. 77 of Mylapore village.....

Development Charge paid Rs 26,000 Challan No. B0017767 Date 05.11.2020

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 09-11-2025
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.

For Etica Developers Pvt. Ltd.
Authorised Signatory

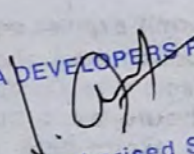
For MEMBER SECRETARY
10/11/2020

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.

For ETICA DEVELOPERS PVT. LTD.


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		தீட்ட அனுமதி எண் / Plan Submission No	
CEBA/WDCN09/00431/2020		PP/NHRB/S(B1)/0501/2020 - 10/11/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	வாங்குபெறப்பட்ட நாள் / Application Date
N09	N122	07/12/2020	13/11/2020
வாங்குபெற்றவர் பெயர் மற்றும் முகவரி / Applicant name & address		ETICA DEVELOPERS PVT LTD Represented by Mr. G. DILIBAN-GPA FOR Mr. VIJAYARAGHAVAN TIRUMALAI & 2 OTHERS No.24, Venkatanarayana Road, Exotica Tower, 6th Floor, T.Nagar, Chennai 600017.	
வாங்குபெற்று தரப்படும் / Service Type		Building Permit for CMDA Approved Plan	
வசை அமைவிடம் / Plot address		Door No:50/114,Block No:77,Plot No:142, Survey No:OLD R.S.NO: 3884/5(PT), R.S. NO:3884/158, Chamiers Road,Raja Annamalai Puram,Raja Annamalai Puram,Mylapore, Chennai, 600035	
Building License Fees		186400	
Road cut charges - CMWSSB SEWERAGE		58000	
Road cut charges - CMWSSB, WATER		58000	
Road cut charges - TNEB		58000	
Scrutiny Fees		600	
Workers Welfare Board		255500	
மொத்தக் கட்டணம் / Total (In Rs.)		616500	

Amount (in words): Rupees Six Lakh Sixteen Thousands Five Hundred Only

Payment Details:

DD Number: 123612

Amount 616500
(In Rs.):

Date: 23/11/2020

Bank: AXIS BANK LTD.

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

06/12/2025
06/12/2025



Digitally Signed by A S Murugan
Date: 07-Dec-2020 (13:51:25)

Executive Engineer (T.P.)

For ETICA DEVELOPERS PVT. LTD.

Authorised Signatory.



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