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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/SB/C/ 176 /2019 Dated: 18.10.2019

To

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

Sir,

Sub: CMDA – APU – (B Channel - Central Division) – Planning Permission for the proposed construction of Stilt floor + 4 floors + 5th floor part, Residential building with 13 dwelling units at 1st Main Road, Alwar Thirunagar Annex, Virugambakkam, Chennai, comprised in Old S.No.183 part, New T.S.No.18/2, Block No.15 of Virugambakkam village within the limit of Greater Chennai Corporation - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

Ref:
1. Planning Permission Application received in SBC No.CMDA/ PP//SB/C/176/2019, dated 16.04.2019.
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 & Water Supply (MA-I) Dept, dated 04.02.2019.
6. Office Order 7/2019 dated 12.03.2019.
7. WP (MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 /2019 dated 12.04.2019.
8. This officer letter to Sub-Registrar office, Virugambakkam for GLV dt.24.07.2019
9. GLV letter no. 223/SRO/Virugai/2019 dated 29.7.2019 received on 30.07.2019 from Sub-Registrar office, Virugambakkam
10. DC and other charges sent to the applicant in this office letter even No. dated 05.08.2019.
11. The applicant's letter dated 4.09.2019 & 20.09.2019

****

The Planning Permission Application for the proposed construction of Stilt floor + 4 floors + 5th floor part, Residential building with 13 dwelling units at 1st Main Road, Alwar Thirunagar Annex, Virugambakkam, Chennai, comprised in Old S.No.183 part, New T.S.No.18/2, Block No.15 of Virugambakkam 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 10th cited.

For XS Real Properties Private Limited

Authorised Signatory

2. The applicant has remitted the following charges in the reference 11th cited.

Sl. No	Charges / Fees / Deposits	Total Amount	Receipt No & date
i)	Development charges	Rs. 21,000/-	B0013871 dated 05.09.2019.
ii)	Scrutiny fee	Rs. 4,000/-	
iii)	Regularization charges	Rs. 66,000/-	
iv)	Open Space Reservation charges	-	
iv)	Security Deposit for Building	Rs. 3,38,000/-	
v)	Security Deposit for Display Board	Rs.10,000/-	
vi)	Security Deposit for STP	-	
vii)	Infrastructure & Amenities charges	Rs. 5,10,000 /-	
Viii)	Metro Water Infrastructure Development charges	Rs. 2,94,000 /-	
ix)	Shelter fee	-	
x)	Premium FSI charges	Rs. 7,39,000 /-	

3. Two copies of approved Plans are Numbered as **B / NHRB / 311/ 2019 dated 18.10.2019** in **Planning Permit No. 12894** are sent herewith. The **Planning Permit** is valid for the period **from 18.10.2019 to 17.10.2024.**

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 XS Real Properties Private Limited

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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.

"தமிழ்நாடு அரசு, அரசாணை எண் G.O.Ms.No.112,H&UD Dept. நாள் 22.6.2017-ல் கட்டிட, மனை விற்பனை (முறைப்படுத்தலும் மற்றும் மேம்படுத்தலும்) விதிகள் 2017-க்கு ஒப்புதல் அளித்துள்ளது. இதன்படி மனை/கட்டிடம் விற்பவர் உத்தேசிக்கப்படவிருக்கும் மனை, கட்டிடம் (அ) அபார்ட்மெண்ட்டிற்கு விளம்பரம் செய்யவோ விற்பனை செய்யவோ முன்பதிவு செய்யவோ, விற்கவோ (அ) விலை அறிவிப்பு செய்யவோ மனை, கட்டிடம் (அ) அபார்ட்மெண்ட்டுகளை வாங்குபவர்களுக்கு அழைப்பு விடுக்கவோ எதுவாக இருந்தாலும், அக்கட்டிட, மனை விற்பனை திட்டத்தை தமிழ்நாடு கட்டிட, மனை விற்பனை ஒழுங்குமுறை குழுமத்தில் பதிவு செய்த பிறகே, செயல்படுத்த வேண்டும் என்ற நிபந்தனைக்கு உட்பட்டு இந்த திட்ட அனுமதி ஒப்புளிக்கப்படுகிறது."

For XS Real Properties Private Limited

Authorised Signatory

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. Further, the Planning Permission issued under the New TNCD&BR, 2019 is subject to outcome of the Honorable High Court Order in the reference 7th cited.

Yours faithfully,

21/10/2019

For Chief Planner
Area Plans Unit

21/10/19

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

Copy to:

1. **Applicant**

M/s. XS Real Properties Pvt. Ltd.
Rep.by G.Sughakara Gupta,
GPA for Thiru.J.Venkatesh,
No.12, South Mada Street, Srinagar Colony,
Saidapet, Chennai – 15.

2. **The Member**
Appropriate Authority
108, Uthamar Gandhi Salai
Nungambakkam, Chennai – 600 034.

3. **The Chief Engineer**
CMWSSB,
No.1, Pumping Station Road,
Chintadripet, Chennai - 600 002.

4. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road
Nungambakkam, Chennai - 600 034.

5. **The Deputy Planner**
Enforcement Cell (Central)
CMDA, Chennai – 600 008.

For XS Real Properties Private Limited

Authorised Signatory

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Chennai Metropolitan Development Authority
PLANNING PERMIT
(Sec 49 of T & C. P. Act 1971)

PERMIT No. 12894
B|NHRB|311|2019
PP|SB|C|176|2019

Date of Permit 18.10.2019

File No.....

Name of Applicant with Address M/s. XS Real Properties Pvt Ltd, Rep by G. Sughakara Gupta GPA for Thiru J. Venkatesh Plot No. 12, South Mada Street, Sri Nagar Colony, Saidapet

Date of Application 16.04.2019

Nature of Development : ~~Layout/Sub-division of Land~~/Building construction/~~Change in use of Land/Building~~ PP for the proposed Construction of Stilt Floor+4 Floors+Terrace Floor Part Residential building with 13 dwelling units at Re-

Site Address.....

Division No. Main Road, Alwarthirunagar Annexe, Virugambakkam, Chennai Comprised in old SNo. 188 Part, New T.S.No. 18/2, Block No. 15 of Virugambakkam village within GCC limit

Development Charge paid Rs. 21,000/- Challan No. B00 B871 Date 5.9.19

✓ 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 17.10.2024

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.

21/10/19
For MEMBER SECRETARY

18.10.19

For XS Real Properties Private Limited

Authorised Signatory

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 XS Real Properties Private Limited

Authorised Signatory

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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/WDCN10/00313/2020		PP/SB/C/176/2019 - 18/10/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N10	N128	11/09/2020	11/09/2020
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS. XS REAL PROPERTIES PVT LTD GPA-FOR Mr. J. VENKATESH No:12 South Mada Street, Sri Nagar Colony, Saidapet, Chennai - 600015.	
மேற்கொள்ளுதல் / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Block No:15,Survey No:T.S.No:18/2, 1 Main Road - Alwarthirunagar Annexe,Alwarthirunagar Annexe,Virugambakkam,Virugambakkam, Chennai, 600087	

Building License Fees	166400
Road cut charges - CMWSSB SEWERAGE	14900
Road cut charges - CMWSSB, WATER	11200
Road cut charges - TNEB	11200
Scrutiny Fees	600
Tentative improvement charges	235700
Workers Welfare Board	232200
மொத்தக கட்டணம் Total (In Rs.)	672200

Amount (in words): Rupees Six Lakh Seventy Two Thousands Two Hundred Only

Payment Details:

DD Number: 025660 Amount (In Rs.): 672200 Date: 07/09/2020 Bank: HDFC BANK

பின் 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 10/03/2021 10/09/2025

ஆரம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டட அனுமதி

This Sanction will expire if the construction is not started with in 10/03/2021

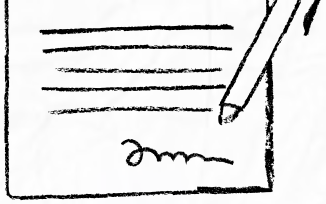
If Construction started Building Permit is valid up to 10/09/2025

Digitally Signed by A S Murugan
Date: 11-Sep-2020 (16:34:33)

Executive Engineer (T.P.)

For XS Real Properties Private Limited

Authorised Signatory



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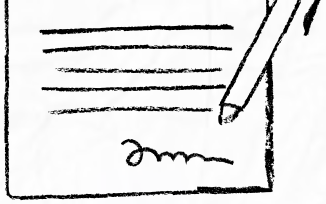
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