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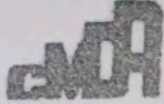
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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

Phone : 28414855 Fax: 91-044-28548416

E-mail: mcmda@tn.gov.in

Website: www.cmdachennai.gov.in

Letter No. PP/SB/S(B1)/0324/2019 Dated: 20.12.2019

To

The Principal Chief Engineer

Greater Chennai Corporation

Ribbon Building

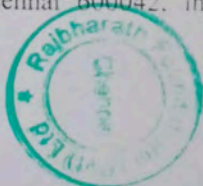
Chennai - 600 003.

Sir,

Sub: CMDA - APU - (B Channel - South Division) - Planning Permission Application for the proposed construction of Stilt floor + 5 floors Residential building with 10 dwelling units at Plot No.78 & 79, Bhuvaneswari Nagar, Vinayaga Agencies Layout 19th Main Road, Velachery, Chennai 600042, in S.No.317/1A2A1, T.S.No.1/105 & 1/106, Block No.189 of Velachery 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/SB/S/0324/2019 dated 17.05.2019
 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. Earlier Planning Permission was issued by CMDA vide file No.B1/6510/2015, PP No. B/Spl. Bldg/ 302 / 2018 dated 02.11.2015.
 9. This office DC advice sent to the applicant in this office letter even No. dated 05.09.2019 & 03.12.2019
 10. The applicant's letter dated 13.09.2019 & 10.12.2019

Planning Permission Application for the proposed construction of Stilt floor + 5 floors Residential building with 10 dwelling units at Plot No.78 & 79, Bhuvaneswari Nagar, Vinayaga Agencies Layout 19th Main Road, Velachery, Chennai 600042, in S.No.317/1A2A1, T.S.No.1/105 & 1/106, Block No.189 of



For Rajbharath Foundations (Pvt) Ltd.

B. Keyesha

1/4

Managing Director

Velachery 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 9th cited.

2. The applicant has remitted the following charges in the reference 10th cited.

Sl. No.	Description	Following charges has been remitted at the time of processing earlier Planning Permission issued in the reference 8 th cited in Receipt No. 2693,2694 dated 06.10.2015 & SD/219 dated 06.10.2015 in file No. B1/6510/2015	Following charges has been remitted for this Planning Permission in Receipt No.B0013990 dated 13.09.2019 & B0015190 dated 10.12.2019
1.	Development Charge	Rs.13,000/-	Rs.4,000/-
2.	Scrutiny Fee	Nil	Rs.4,000/-
3.	Regularization Charge	Rs.37,000/-	Nil
4.	I&A charges	Rs.2,73,000/-	Rs.1,14,000/-
5.	Security Deposit for Building	Rs.2,20,000/-	Rs.30,000/-
6.	Security Deposit for Display Board	Rs.10,000/-	Nil
7.	Premium FSI	Nil	Rs.2,95,000/-
8.	MIDC	Rs. 1,21,000/- DD issued in favour of The M.D. CMWSSB	Rs. 96,000/-

3. Two sets of approved Plans are Numbered as B/ NHRB / 461 /2019 dated 20.12.2019 in Planning Permit No. 13044 are sent herewith. The Planning Permit is valid for the period from 20.12.2019 to 19.12.2024.

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



For Rajbhara Foundations (Pvt) Ltd.
B. K. Keshavan
Managing Director

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.

For Rajbhareth Foundations (Pvt) Ltd.
B. Rajeshwar
Managing Director



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Estate project or part of it, only after registering the Real Estate project with the Real Estate Regulatory Authority.

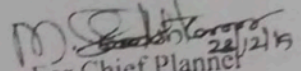
9. This Planning Permission is not final. The applicant has to approach the Principal Chief Engineer, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

10. Applicant shall not commence construction without building approval from the Local Body concerned.

11. The earlier planning permission was cancelled mentioned in the reference 8th cited.

12. 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
(APU)

23/12/19

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

Copy to:

✓ 1.S.Dayalan, 2.S.Kalaimani, 3.S.Seetharaman and
4.R.Sundara VaradhaRajan

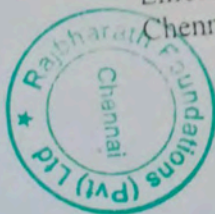
No.208, TVS Colony 51st Street,
Anna Nagar West Extension,
Chennai 6000101.

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

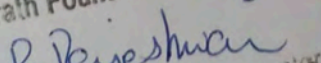
3. **The Commissioner of Income Tax**
No.168, Mahatma Gandhi Road
Nungambakkam, Chennai - 600 034.

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

5. **The Senior Planner**
Enforcement Cell CMDA.
Chennai - 600 008.



For Rajharath Foundations (Pvt) Ltd:


Managing Director



பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

431

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)

(1919 MCMC Act Section 238)

கட்ட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN13/00289/2020		PP/SB/S(B1)/0324/2019 - 20/12/2019	
மண்டலம் Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N13	N179	04/09/2020	04/09/2020
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		S. DHAYALAN AND OTHERS-NO:208, TVS COLONY 51ST STREET, ANNA NAGAR, EXTN, CHENNAI-600101	
மேம்பாட்டு தன்மை / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Block No:189,Plot No:78 & 79, Survey No:TS.NO:1 105, 1 106, 19th MAIN RD, Vinayagam Nagar,Bhuvaneshwari Nagar,Velachery East,Velachery, CHENNAI, 600042	
Building License Fees		33000	
Scrutiny Fees		600	
மொத்தக் கட்டணம் / Total (In Rs.)		33600	

Amount (in words): Rupees Thirty Three Thousands Six Hundred Only

M W G W F DD Details : DD Number: 678214 Amount: 43000 Rs. Date:25/08/2020 Bank:STATE BANK OF INDIA

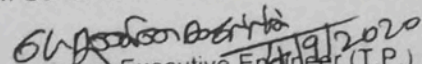
பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

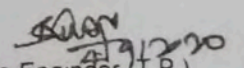
Sanctioned for CMDA Proposal- only for Building Permit Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy

இந்த அனுமதி 03/03/2021 ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி முடிவு நாள் 03/09/2025

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

If Construction started Building Permit is valid up to 03/09/2025


Assistant Executive Engineer (T.P.)


Executive Engineer (T.P.)



04/09/20



our services doesn't just end there



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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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