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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/WDCN15/00275/2021		C3(S)/470/2020 - 03/08/2021	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N15	N197	09/09/2021	09/08/2021
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS Dra Aadithya South City Projects Pvt Ltd-No.480, Khivara Complex-II, 1st Floor, Anna salai, Chennai - 600035.	
சேவையளிக்கும் தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Survey No:S.No.497/2A2,506/1, 506/2, MODEL SCHOOL ROAD,SHOLINGANALLUR,SHOLINGANALLUR,Sholinganallur, Chennai, 600119	
Building License Fees		2002600	
Road cut charges - CMWSSB SEWERAGE		28500	
Road cut charges - CMWSSB, WATER		21400	
Road cut charges - TNEB		21400	
Scrutiny Fees		600	
Tentative improvement charges		2500000	
Workers Welfare Board		2431700	
மொத்தக் கட்டணம் / Total (In Rs.)		7006200	

Amount (in words): Rupees Seventy Lakhs Six Thousand Two Hundred Only

Payment Details:

DD Number: 386233

Amount 7006200
(In Rs.):

Date: 06/09/2021

Bank: RATNAKAR 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

08/09/2026

Permit Valid upto

08/09/2026



Digitally Signed by K
Sundararajan

Date: 09-Sep-2021 (16:39:48)

Executive Engineer (T.P.)

For DRA AADITHYA SOUTH CITY PROJECTS PVT LTD

Authorised Signatory

BY REGISTERED POST WITH ACK-DUE

	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
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Letter No. C3(S)/470/2020

Dated: 03.08.2021

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

Sir,

Sub: CMDA - APU - MSB (South) Division - Planning Permission Application for the Proposed construction of High Rise building consisting of Extended Basement floor + Stilt floor + 10th floor (part) + 11th floor (part) Residential building with 111 dwelling units availing with **Premium FSI** bearing S.No.497/2A2, 506/1, 506/2 of Sholinganallur village, within the limits of Greater Chennai Corporation at Model School Road Extn, Sholinganallur, Chennai. applied by **M/s. DRA Aadithya South City Projects Pvt. Ltd**- Approved and forwarded to local body for issue of building license - Regarding.

- Ref:
1. Planning Permission Application received in the APU No. CMDA/HRB /S/470/2020, dated 31.08.2020.
 2. Minutes of the 257th MSB panel meeting held on 06.10.2020.
 3. NOC from AAI in letter No. CHEN/SOUTH/B/100120/500855 dated 27.10.2020.
 4. The applicant letter dated 03.11.2020.
 5. NOC from Police (Traffic) in Rc. No. Tr. /License / 866/ 17749/2020 dated 09.11.2020.
 6. This office letter even No. dated 18.11.2020 addressed to the Government.
 7. Government letter (Ms) No.196, H&UD(UD1) Dept, dated 30.12.2020.
 8. NOC from DF&RS in letter R.Dis.No.11427 / C1 / 2020, PP NOC No.113 / 2020, dated 30.11.2020, 10.03.2021, DF&RS (Amendment) vide K. Dis. No. 3017 / C1 / 2021, PP. NOC. No. 113 / 2020, dated 05.04.2021
 9. NOC from PWD vide letter DB/T5/(3)/F-1- Solinganallur -DRA / 2021. dated 22.01.2021
 10. This office letter (DC advice) even No. dated 05.02.2021.
 11. Structural design and drawing vetted by PWD on 8.02.2021.
 12. The applicant letter dated 10.03.2021.

For DRA AADITHYA SOUTH CITY PROJECTS PVT LTD


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13. The OSR area gifted through registered gift deed document No.4220/2021, dated 27.04.2021 & UO note received from TDR division vide UO note No.TDR/OSR/4758/ 2021, dated 18.06.2021.
14. The applicant letter dated 03.05.2021, 25.06.2021, 28.06.2021 & 06.07.2021 (DC & other Charges remittance)
15. The applicant letter dated 28.06.2021 (with undertakings).
16. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and The Government letter No. TNRERA/261/2017, dated 09.08.2017
17. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
18. GO (Ms) No.101 H&UD (UD1) Dept., dated 19.07.2018
19. G.O.(Ms).No.18 MAWS Department, dated 04.02.2019.

* * *

Planning Permission Application for the proposed construction of High Rise Building consisting of Extended Basement floor + Stilt floor + 10th floor (part) + 11th floor part Residential building with 111 dwelling units availing with **Premium FSI** bearing S.No.497/2A2, 506/1, 506/2 of Sholinganallur village at Model School Road Extn., Sholinganallur, Chennai applied by **M/s. DRA Aadithya South City Projects Pvt. Ltd** has been examined and Planning Permission issued based on the Government approval accorded in the reference 7th cited subject to the usual conditions put forth by CMDA in reference 10th cited, including compliance of conditions imposed by the Government agencies in the reference 3rd, 5th, 8th & 9th cited.

2. The applicant has remitted the following charges:

Sl. No.	Charges	Amount remitted	Receipt No./Date:
i.	Development charge for land and building	Rs.2,75,000/-	B0018836, dated 16.03.2021
ii.	Balance Scrutiny Fee	Rs.20,000/-	
iii.	Regularisation charge for land	Rs.5,10,000/-	
iv.	Infrastructure & Amenities Charges	Rs.50,40,000/-	
v.	Shelter Fee	Rs.20,70,000/-	
vi.	Flag day fee	Rs.500/-	
vii.	Premium charge	Rs.2,39,00,000/-	B0019294, dated 23.06.2021
viii.	Premium charge Interest	Rs.10,60,770	B0019315, dated 25.06.2021
ix.	SD for Display Board	Rs.10,000/-	B0019391, dated 09.02.2021

3. The applicant has furnished the Bank Guarantee towards SD for Building & STP vide BG. No.6022NDDG00003421, issued date 06.03.2021, Amendment date 15.03.2021 for Rs.37,41,000/- issued by ICICI Bank, R.K. Salai Branch, Chennai-600 004.

4. The applicant has gifted the OSR portion vide registered document No.4220/2021, dated 27.04.2021. UO note also received from TDR division vide UO Note No.TDR/ OSR / 4758 / 2021,

For DRA AADITHYA SOUTH CITY PROJECTS PVT LTD

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dated 18.06.2021 and stated that land set apart for OSR has been taken possession on 18.06.2021 and also furnished land delivery receipt.

5. **The Planning Permission holder shall be responsible to ensure that the Building / Structure in the adjoining site are not weakened / Damaged during the construction of Basement floor and also to provide lighting & ventilation and protection from the fire to the satisfaction of Director of Fire and Rescue Service.**

6. 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 Development Regulation and enforcement action will be taken against such development. The sewage Treatment plant should be maintained by the applicant / developer till handing over to the residents association.

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.

The applicant has furnished the Structural design vetted by PWD in the reference 11th 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 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.

For DRA AADITHYA SOUTH CITY PROJECTS PVT LTD

 3/5

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Applicant has to erect temporary lightning arrester during the entire construction phase of the project.

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

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.

10. The applicant 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.

11. 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.

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

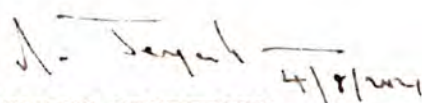
13. This Planning Permission is issued under New Rule TNCD&BR 2019 subject to final outcome of the W.P.(MD) No. 8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

14. The applicant is requested to intimate the Enforcement: Cell, CMDA at all the stages of construction of building viz., namely (i) Commencement of construction, (ii) Plinth level and (iii) Last Storey and apply for Completion Certificate along with order of continuance accorded for different stages by CMDA.

15. Two sets of approved plans numbered as C/PP/MSB/42 (A to H)/2021, dated 03.08.2021 in Planning Permit No.13292 are sent herewith. The Planning Permit is valid for the period from 03.08.2021 to 02.08.2026.

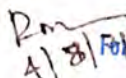
16. This approval is not final. The applicant has to approach the Commissioner, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

Yours faithfully,



For **MEMBER-SECRETARY**

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


A/8/21
For **DRA AADITHYA SOUTH CITY PROJECTS PT LTD**

Authorised Signatory

Copy to:

1.	M/s. DRA Aadithya South City Projects Pvt. Ltd. "Khivaraaj Complex – II, No.480, 1 st floor, Anna Salai, Nandanam (Near Nandanam Metro), Chennai – 600 035	
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, Greams 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 Chief Engineer, TNEB, Chennai-600 002.	
6.	The Commissioner of Income Tax No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-600 034.	
7.	Thiru.Prashanth S Kharche, (Architect) No.20, Shaffee Mohamed Road, Chennai – 600 006.	BY SPEED POST
8.	Thiru.S.Soundrapandian, (structural Engineer) (Jays Civil Tec Design Pvt. Ltd), No.51, S9, CEE DEE YES Raceview Apts, Five Furlong Road, Race Course, Guindy, Chennai – 600 032.	BY SPEED POST
9.	Thiru.R.S. Balaji (Site Engineer) Anupark,No.56,G1 ground floor , 2 nd Cross street, Govindarajapuram, Guduvanchery, Chennai-603202.	BY SPEED POST

For DRA AADITHYA SOUTH CITY PROJECTS PVT LTD



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