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39

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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natara jan 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

Dated: 18 .11.2019

Letter No. C3 (N)/4503/2017

To
The Commissioner,
Greater Chennai Corporation,
"Ripon Buildings",
Chennai – 600 003.

Sir,

Sub: CMDA – Area Plans Unit – High Rise Building (North) Division – Planning Permission Application for the construction of **Combined extended Basement floor for Block - A & Block - B; Block – A** : Ground floor + 3 floors – Commercial Retail Building; **Block – B** : Stilt floor + 13 floors – Residential Building with **102 Dwelling units** at Survey No. **449**/1B7A, **449**/1B7B & **449**/2A of **Maduravoyal Village**, Arcot Road, Chennai within the Limits of Greater Chennai Corporation applied by **M/s.Vencer Projects** (GPA Holder for Thiru.K.Ravi & Tmt. V.Devapriya) Rep by its Authorised Signatory Thiru.Diwakar Narasiman – Approved - Reg.

Ref:
1. Planning Permission Application received in APU No. MSB/2017/000189 dt.31.03.2017.
2. AAI NOC ID No. CHEN/SOUTH/B/051116/127611 dt.19.05.2017 for the earlier proposal.
3. Minutes of 240th MSB Panel meeting held on 19.04.2018 for the earlier proposal.
4. Minutes of Special Sanction Committee Meeting held on 03.05.2018.
5. This office letter even No. dt.31.05.2018 addressed to the Government forwarding the earlier proposal.
6. IAF NOC Letter No. TAM/5218/1/ATC (PC – 28/18) dt.07.07.2018.
7. Traffic Police NOC Letter Rc. No. Tr./License/574/12965/2018 dt.17.07.2018 issued for the earlier proposal.
8. Government Letter (Ms) No. 106, H&UD Department dt.30.07.2018 accorded approval to the earlier proposal.
9. DF&RS NOC Letter R.Dis. No. 9756/C1.2018, PP.NOC. No. 109/2018 dt.24.07.2018.
10. Applicant letter dt.07.08.2018 enclosing particulars.

11. This office letter even No. dt.27.09.2018 addressed to the Sub-Registrar, Virugambakkam SRO.
12. The Sub-Registrar, Virugambakkam SRO Letter No.239/SRO Virugai/2018 dt.28.09.2018.
13. This office DC advice letter even No. dt.22.10.2018 for the earlier proposal.
14. Applicant letter dt.28.11.2018 (Remittance of DC & other charges along with Undertakings).
15. Street Alignment Gift Deed Doc. No. 7489/2018 dt.13.12.2018 and Land Delivery Receipt dt.26.12.2018.
16. Applicant letter dt.05.02.2019 enclosing Structural design details vetted by Executive Engineer, PWD, Building Centre & Conservation Division, Chepauk, Chennai – 600 005 for the earlier proposal.
17. Applicant letter dt.15.02.2019 enclosing revised plans as per TNCD&BR 2019.
18. Agenda and Minutes of 248th MSB Panel meeting held on 28.02.2019.
19. Applicant letter dt.20.03.2019 enclosing revised plans and other particulars.
20. Revised AAI NOC ID: CHEN/SOUTH/B/030719/377049 dt.19.03.2019 valid till 18.03.2027 (Requested Height : 46.84m).
21. This office letter even No. dt.03.04.2019 addressed to the Government.
22. Government Letter (Ms) No. 102, H&UD Department dt.09.07.2019.
23. Revised DF&RS NOC Letter R.Dis. No. 6597/C1/2019, PP.NOC. No. 69/2019 dt.04.06.2019.
24. Revised Traffic Police NOC Letter Rc. No. Tr./License/351/9550/2019 dt.07.06.2019.
25. The Sub-Registrar, GLV Letter No. 239-1/SRO Virugai/2019 dt.19.08.2019.
26. This office DC advice letter even No. dt.26.08.2019.
27. Applicant letter dt.12.09.2019 (Remittance of DC & other charges along with Revised plans and Undertakings).

The Planning Permission Application received in the reference 1st cited for the construction of **Combined extended Basement floor for Block - A & Block - B; Block – A** : Ground floor + 3 floors – Commercial Retail Building; **Block – B** : Stilt floor + 13 floors – Residential Building with **102 Dwelling units** at Survey No. **449**/1B7A, **449**/1B7B & **449**/2A of **Maduravoyal Village,** Arcot Road, Chennai within the Limits of Greater Chennai Corporation applied by **M/s.Vencer Projects** (GPA Holder for Thiru.K.Ravi & Tmt. V.Devapriya) Rep by its Authorised Signatory Thiru.Diwakar Narasiman has been examined and Planning Permission is issued based on the Government Order issued in the reference 22nd cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by other Government Agencies in the references 6th, 20th, 23rd, 24th & 26th cited above.

2. The applicant has remitted the following charges in the reference 14th & 27th cited:

Sl. No.	Charges	Receipt No.	Amount	Receipt No.	Amount
1.	Development charges for Land & Building.	B 008478 dt.20.11.18	**Rs.3,00,000/-** (Rupees Three lakh only)	B 0013874 dt.05.09.19	**Rs.70,000/-** (Rupees Seventy thousand only)
2.	Balance Scrutiny fee		**Rs.25,000/-** (Rupees Twenty five thousand only)		**Rs.50,000/-** (Rupees Five thousand only)
3.	Regularisation Charges		**Rs.3,50,000/-** (Rupees Three lakh and fifty thousand only)		**Nil**
4.	OSR Charges		**Rs.1,73,50,000/-** (Rupees One crore seventy three lakh and fifty thousand only)		**Nil**
5.	Security Deposit for Building		**Rs.60,25,000/-** (Rupees Sixty lakh and twenty five thousand only)		**Rs.9,25,000/-** (Rupees Nine lakh and twenty five thousand only)
6.	Security Deposit for Display Board		**Rs.10,000/-** (Rupees Ten thousand only)		**Rs.10,000/-** (Rupees Ten Thousand Only)
7.	IDC payable to MD, CMWSSB		**Rs.22,25,000/-** (Rupees Twenty two lakh and twenty five thousand only)		**Rs.7,75,000/-** (Rupees Seven lakh and Seventy five thousand only)
8.	Infrastructure & Amenities Charges		**Rs.48,00,000/-** (Rupees Forty eight lakh only)		**Rs.15,00,000/-** (Rupees Fifteen lakh only)
9.	Shelter Fee		**Rs.36,00,000/-** (Rupees Thirty six lakh only)		**Rs.14,75,000/-** (Rupees Fourteen lakh and seventy five thousand only)
10.	Flag Day contribution		**Rs.500/-** (Rupees Five hundred only)	649809 dt.03.10.19	**Rs.500/-** (Rupees Five hundred only)

3. The applicant has to comply with all the conditions stipulated in the NOCs issued by the Police (Traffic), DF&RS, AAI & IAF. In this regard, the applicant has also furnished an undertaking in

the reference 27th cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS, Police (Traffic), AAI & IAF.

4. The Promoter has to submit the necessary sanitary application directly to CMWSSB and only after due sanction he can commence the internal sewer works.

In respect of water supply, it may be possible for CMWSSB to extend water supply to a single sump for the above premises for purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 100 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 hermitically 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 - 2019 and enforcement action will be taken against such development.

5. Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. This 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 connected 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 / Registered Engineers / Architects who has signed in the plan to ensure the safety during construction and after construction and also for its continued structural stability of the buildings. In this regard, the applicant along with the Architect, Structural Engineer, Geo – Technical consultant and Construction Engineer has furnished undertaking in Form – C format.

6. 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 consider only the aspect on 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.

7. The applicant 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.

8. 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.

10. 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 hearing 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.

11. **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.**

12. **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.**

13. Two sets of plan for the proposal is approved and numbered as Planning Permission **No. C/PP/MSB/50 (A to E)/2019,** dated **18 .11.2019** in **Permit No. 11991** are sent herewith. The Planning Permission is valid for the period from **18.11.2019** to **17.11.2024.**

14. **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.**

15. The Commissioner, Greater Chennai Corporation is requested to take necessary further action for issue of Building Permit under the Local Body Act.

16. This Planning Permission is not final. The applicant has to commence the project only after obtaining necessary Building Permit under the Local Body Act.

Yours faithfully,

19/11/19

for **MEMBER-SECRETARY**

19/11/19

Encl :

1. Two copies approved plan
2. Two copies of Planning Permission
3. Copy of G.O in the reference 22nd cited.

Copy To:

1. **M/s.Vencer Projects** (GPA Holder for Thiru.K.Ravi & Tmt. V.Devapriya)
   Rep by its Authorised Signatory Thiru.Diwakar Narasiman,
   No.4/12, Samayapuram Main Road, Samayapuram,
   Karambakkam, Porur, Chennai – 600 116.
   Mobile No. +91 9840423077; e-mail ID : ndiwakar@gmail.com
2. The Deputy Planner, Enforcement Cell (N), 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 Director of Fire & Rescue Service P.B.No.776, Egmore,
   Chennai-8. (with one set of approved plans)
5. The Chief Engineer, CMWSSB,
   No.1 Pumping Station Road, Chintadripet, Chennai-2.
6. The Additional Commissioner of Police (Traffic),
   Egmore, Chennai-8.
7. The Chief Engineer, TNEB, Chennai-2.
8. **Tmt.Reena Nishanthi Lydia P., B.Arch.,**
   COA Reg No. CA/2009/46301
   CMDA Registered Architect No. RA/Gr.I/19/02/008
   Door No. 31/14, 2nd Floor, Cenotaph Road,
   1st Street, Alwarpet, Chennai – 600 018.
   Mobile No. +91 9962508570; e-mail ID : reenacdcrapproval@gmail.com
9. **Thiru.A.Peramaiyan, M.E. (Structures),**
   CMDA Registered Structural Engineer No. SE/GR-1/19/03/026
   No.162, Madha Koil Street, Thiruvallur Nagar,
   Ayanavaram, Chennai – 600 023.
   Mobile No. +91 9841547214; e-mail ID : peramsmyth@gmail.com
10. **Thiru.B.Thanikaivel**
    Site Engineer,
    No.19-A, Murugesan Street, Mathurangan Block,
    Ashok Nagar, Chennai – 600 083.
    Mobile No. +91 8056074956

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

PERMIT No. 11991 Date of Permit 18.11.2019

File No. C/PP/MSB/50(A to E)/2019 C3(N)/4503/2017

Name of Applicant with Address. M/s. Vencer Projects (GPA) Rep by Thiru. Diwakar Narasiman, No.4/12, Samayapuram main Road, Samayapuram, Karambakkam, Porur, Chennai-116.

Date of Application. 31.03.2017

Nature of Development : ~~Layout~~/~~Sub-division of Land~~/Building construction/~~Change in use of Land~~/~~Building~~

Planning Permission for the Construction of Combined Extended Basement floor for Block A & Block-B; Block-A: GF+3F- Commercial Retail Building; Block-B: SF+13- Residential Building with 102 Dus,

Site Address. at. S.No. 449/1B7A, 1B7B, 42A of Maduravoyal Village, Arcot Road, Greater Chennai Corporation, Chennai.

Division No.

Development Charge paid Rs. 3,70,000/- Challan No. B008478 dt. 20.11.18 B0013874 Date. 5.09.2019

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 17/11/2024

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.

G.O.(Ms) No. 102, H&UD Dept dt. 9.07.2019

19/11/2019

For MEMBER SECRETARY

For Vencer Projects

Partner

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/WDCN11/00056/2020		C3(N)/4503/2017 - 18/11/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N11	N149	10/03/2020	10/03/2020
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		VENCER PROJECTS GPA-FOR Mr. K. RAVI & Mrs. V. DEVAPRIYA NO:4/12 SAMAYAPURAM MAIN ROAD, PORUR, CHENNAI - 600116.	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Survey No:S.No:449/1B7A, 1B7B & 2A, ARCOT ROAD,ARCOT ROAD,VALASARAVAKKAM,Maduravoyal, Chennai.	
Building License Fees		2179100	
Scrutiny Fees		600	
Workers Welfare Board		2652300	
மொத்தக் கட்டணம்/ Total (In Rs.)		4832000	

Amount (in words): Rupees Forty Eight Lakhs Thirty Two Thousands Only

Payment Details:

DD Number: 072209 Amount (In Rs.): 4832000 Date: 29/01/2020 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.

இந்த அனுமதி முடிவு நாள் 09/09/2020 09/03/2025

ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 09/09/2020

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

Digitally Signed by A S Murugan
Date: 10-Mar-2020 (12:45:27)

Executive Engineer (T.P.)

For Vencer Projects

Partner

42

பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-Works

Demand Advice

GPA for Mr. K. Ravi and Mrs. V. DEVAPRIYA

From,

Assistant Executive Engineer,
Corporation of Chennai,
Amma Maligai, Ripon Building,
Chennai - 600003

To,

Thiru/Tmt.VENCER PROJECTS
4/12 SAMAYAPURAM MAIN ROAD
PORUR CHENNAI 600116

W.D.C.No. CMDA/WDCN11/00486/2019

Challan Number : N11/2019-20/20396

Date : ~~07/01/2020~~ 10/01/2020

Sir / Madam,

Subject : Application for Building Permit for CMDA Approved Plan only

Site Address : Survey No:S.No449/1B7A, 1B7B and 2A ~~ARCOT ROAD~~,ARCOT ROAD,~~VALASARAVAKKAM~~,Maduravoyal, Chennai, ~~600116~~

Your application has been processed and found approved. Hence you are requested to pay the fees mentioned below within 7 days in counter or through online.

SL. No.	Fees Types	Amount in (Rs.)
1	Building License Fees	2179100
2	Scrutiny Fees	600
3	Workers Welfare Board	2652300
	Total (Rs.)	4832000

1.For above amount you can pay either through Online or Produce the Demand Draft in favour of Commissioner, Greater Chennai Corporation. Vacant land Tax ₹ 3,26,000/-
To produce DD in favour of the Revenue officer, Greater Chennai Corporation.

2.7 Copies of corrected plan.

Note: If the payment is made after 30 days, interest will be collected at the rate of 12% per annum for C.M.D.A charges as penalty.

Copy to:

J.E. A.E. Division N149

Through Zonal Officer

This is the Computer Generated Receipt. Signature and Seal is not required.

10/1/20
Seen HTP

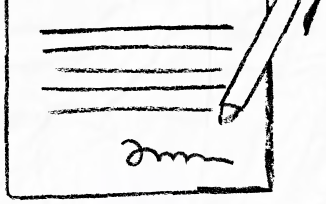
10/1/20

10/1

Assistant Executive Engineer /
Assistant Engineer (T.P.)

For Vencer Projects

Partner



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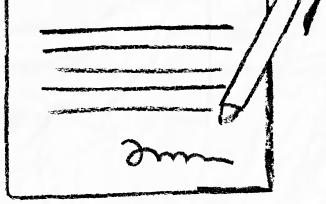

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Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

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

3/350/2 Mettukuppam,
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