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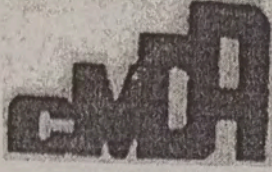
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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

E-mail: mscmda@tn.gov.in, Web site: www.cmdachennai.gov.in

Letter No. CMDA/PP/MSB/N/081/2019

Dated: 08.12.2020

To

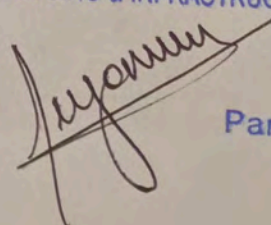
The Commissioner,
Greater Chennai Corporation,
"Ripon Buildings",
Chennai – 600 003.

Sir,

Sub: CMDA – Area Plans Unit – MSB (North) Division – Planning Permission Application for the revised proposal for construction of **Block- A & B** : Stilt floor + 11 floors – High Rise Residential Building with 95 Dwelling units and Gym, Association room & Indoor Games Room in 1st floor; **Block - C** : Stilt floor + 11 floors – High Rise Residential Building with 33 Dwelling units (**Totally 128 Dwelling units**) by availing **Premium FSI** at Arignar Anna Road, Avvai Nagar 1st, 2nd & 3rd Street and Vyasar Nagar 2nd & 5th Street Perambur, Chennai-600 039, comprised in T.S.No.495/1 & 496/42, Block No.26 of **Perambur Village**, within Greater Chennai Corporation limits, applied by **M/s. Lifestyle Housing and Infrastructure (GPA Holder for M/S Binny Limited)** Represented by its Partner Thiru. Priyank Pincha – Approved – Reg.

- Ref :
1. Planning Permission Application received in SBC No. CMDA/PP/MSB/N/0081/ 2019 dt.19.03.2019.
 2. Earlier Planning Permission issued in Planning Permission No. C/PP/MSB/10 (A to H)/2019, Permit No. 11951 in Letter No. C3(N)/13970/2017 dt.13.03.2019 valid till 12.03.2024.
 3. AAI NOC ID: CHEN/SOUTH/B/12291/272194, dt.29.12.2017 (Permitted Height: 91.57m).
 4. IAF NOC Letter No. TAM/5218/1/ATC, dt.16.01.2018.
 5. Agenda & Minutes of 249th MSB Panel meeting held on 28.03.2019.
 6. This office letter even No. dated 11.04.2019.
 7. Applicant letter dt.16.05.2019 enclosing revised plans.
 8. This office letter even No. dt.06.06.2019 addressed to the Government.
 9. Government Letter No. 12304/ந.வ-1/2019-1, H&UD Department, dt.27.06.2019.
 10. This office letter even No. dt.03.07.2019.

For LIFESTYLE HOUSING & INFRASTRUCTURE


Partner

- Traffic Police NOC Letter Rc. No. Tr./License/463/ 13272/2019 dt.07.06.2019.
12. Applicant letter dt.04.07.2019 enclosing NOCs & particulars.
 13. DF&RS NOC Letter R.Dis. No. 6493/C1/2019, PP.NOC. No. 80/2019, dt.02.07.2019
 14. Government Letter (Ms) No. 117, H&UD Department dt.07.08.2019.
 15. This office letter even No. dt.18.09.2019 addressed to the Sub-Registrär, Purasawalkkam SRO.
 16. The Sub-Registrär, Purasawalkkam Sub Registrar Office Letter No. 46/2020 dt.29.01.2020.
 17. Applicant letter dt.05.06.2020 enclosing Environmental Clearance.
 18. Environmental Clearance Letter No. SEIAA-TN/F.No. 7032/EC/8(a)/703/ 2020 dt.20.03.2020.
 19. This office DC draft letter even No. dt.14.08.2020 addressed to the applicant.
 20. Applicant letter dt.15.10.2020 enclosing Undertaking deeds and particulars.
 21. Applicant letter dt.11.11.2020 enclosing Utilised TDR Certificate.
 22. This office Supplementary DC advice to the applicant in letter even No. dt.17.11.2020 for Premium FSI charge after DRC adjustment.
 23. Applicant letter dt.18.11.2020 enclosing DC & other charges cash receipts.

The Planning Permission Application for the revised proposal for construction n of **Block A & B** : Stilt floor + 11 floors – High Rise Residential Building with 95 Dwelling units and Gym, Association room & Indoor Games Room In 1st floor; **Block – C** : Stilt floor + 11 floors – High Rise Residential Building with 33 Dwelling units (**Totally 128 Dwelling units**) by availing **Premium FSI at Arignar Anna Road, Avvai Nagar 1st, 2nd & 3rd Street and Viysar Nagar 2nd & 5th Street Perambur, Chennai-600 039, comprised in T.S.No.495/1 & 496/42, Block No.26 of Perambur Village, Greater Chennai Corporation, Chennai applied by **M/s. Lifestyle Housing and Infrastructure (GPA Holder for M/S Binny Limited)** Represented by its Partner Thiru. Priyank Pincha has been examined and Planning Permission is issued based on the Government approval orders issued in the reference 14th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by other Government Agencies in the references 3rd, 4th, 11th, 13th, 17th & 18th cited above.**

2. The applicant has remitted the following charges in the reference 23rd cited vide **Receipt No. B0017886, dt. 18.11.2020** except Security Deposit for Building. The details of DC & Other charges remitted by the applicant are as follows:

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Sl. No.	Charges:	Amount remitted:
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.80,000/- (Rupees eighty thousand only)
ii)	Balance Scrutiny Fee	Rs.76,451/- (Rupees Seventy six thousand and Four hundred and fifty one only)
iii)	Regularisation charge for land	Nil
iv)	OSR charges	Nil
vi)	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten Thousand Only)
vii)	IDC payable to MD, CMWSSB	Rs.9,65,000/- (Rupees Nine lakh and sixty five thousand only)
viii)	Infrastructure & Amenities Charges	Rs.28,00,000/- (Rupees Twenty eight lakh only)
ix)	Shelter Fee	Rs.12,75,000/- (Rupees Twelve lakh and seventy five thousand only)
x)	Premium FSI charges	Rs. 1,75,85,000/- (Rupees One crore and seventy five lakh and eighty five thousand only)
xi)	Flag Day Contribution (by Cash)	Rs.500/- (Rupees Five hundred only)

* The applicant has furnished Bank Guarantee in **B.G. No. 103BG07202770001** dt.03.10.2020 Issued by M/s. Yes Bank, Ambattur, Chennai for a sum of **Rs.10,95,000/-** (Rupees Ten lakh and ninety five thousand only) towards Security Deposit for Building valid upto 02.10.2025.

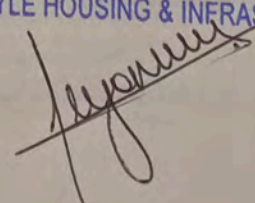
** The Premium FSI charges has been adjusted on request of the applicant in the reference 21st cited enclosing the DRC certificate No. 86/2019 dt.09.07.2019. The Premium FSI area of 1385.13 Sq.m. has been adjusted from the total achieved Premium FSI area of 2907.90 Sq.m. and collected Premium FSI charge for 1522.76 Sq.m only.

3. The applicant has to comply with all the conditions stipulated in the NOCs issued by the AAI, IAF, Police (Traffic), DF&RS and EIA Clearance. In this regard, the applicant has also furnished an undertaking In the reference 20th cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by AAI, IAF, Police (Traffic), DF&RS and EIA Clearance.

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

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Partner

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.

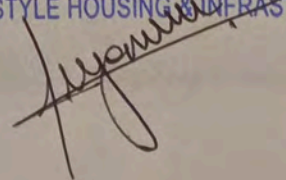
Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, If any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate / competent Court to decide 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.

For LIFESTYLE HOUSING & INFRASTRUCTURE



Partner

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. Earlier Planning Permission issued in Planning Permission No. C/PP/MSB/10 (A to H)/2019, Permit No. 11951 in Letter No. C3(N)/13970/2017 dt.13.03.2019 is hereby cancelled and two sets of plan for the revised proposal is approved and numbered as Planning Permission No. C/PP/MSB/ 41 (A to F)/2020, dated 08.12.2020 in Permit No. 13243 are sent herewith. The Planning Permission is valid for the period from 08.12.2020 to 07.12.2025.

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,

[Signature]
09/12/2020

for MEMBER-SECRETARY

For LIFESTYLE HOUSING & INFRASTRUCTURE

[Signature]

Partner

[Signature]
09/12/2020

Encl :

1. Two copies approved plan
2. Two copies of Planning Permission
3. Copy of Govt., letter in the reference 14th cited.

Copy to:

- ✓ 1. **M/s. Lifestyle Housing and Infrastructure
(GPA Holder for M/S Binny Limited),**
Represented by its Partner Thiru. Priyank Pincha.
Old no. 2,3 & 4 New no. 7 Halls Road, 2nd floor,
Egmore, Chennai-600008.
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. **Thiru P.REENA NISHNTH LYDIA, B.Arch.,**
Registered Architect, Council of Arch.
Reg. No. CA/2009/46301,
Corporation of Chennai,
CMDA Registered Architect No. RA/GR-I/19/02/008, Dt:18.02.2019,
Regd.Arch.No.549/2009, D.No.31/14, II Floor, Cenotaph Road I Street,
Alwarpet, Chennai – 600 018.
Mobile no: 9962508570, reenaedcrapproval@gmail.com
9. **Er. P.Raman, B.E., (Civil), M.E (Struct)., M.I.E,**
Structural Engineer, Licesed Surveyor No. 1633 Class – I,
CMDA Registered Structural Engineer No. SE/GR-I/19/02/006,
Dt:27.02.2019,
SS Maniyan's Apartment, No.5/13, Thambiah Road Extn.,
West Mambalam, Chennai – 600 033.
Mobile No. +91 9840202004., raman str@yahoo.co.in

For LIFESTYLE HOUSING & INFRASTRUCTURE

Partner

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No.

13243

Date of Permit..... 08.12.2020

C/PP/MSB/41 (A to F)/2020

File No. C3(N)/081/2019

Name of Applicant with Address... M/s. Lifestyle Housing and Infrastructure (GP Holder)
For M/s. Binny Limited

Rep. by its Partner Thiru. P. V. S. Date of Application..... 19.3.2019

old No. 2384, New No. 7, Hall Road, 2nd Floor, Egmore Chennai-8
Nature of Development : Layout/Sub-division of Land/Building construction/Change in use of Land/Building

Site Address..... ANNEXURE ENCLOSED

Division No.....

Development Charge paid Rs. 80,000/- Challan No. B0017886 Date. 18.11.2020

PERMISSION is granted to the layout/sub-division of land for building construction/change in use of land/building according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

07.12.2025

3. The permit expires on _____
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.

Govt., Lr (MS) 12.17
H&UD. Dept.,
Dt: 07.08.2019

For MEMBER SECRETARY
05.12.2020

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Partner

ANNEXURE

Chennai Metropolitan Development Authority

PERMIT No.13243

C/PP/MSB/41 (A to F)/2020

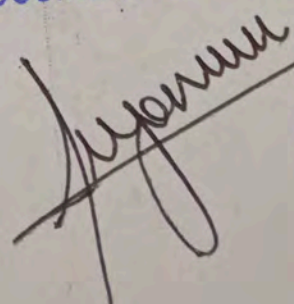
C3(N)/081/2019,Dt:08.12.2020

**M/s. Lifestyle Housing and Infrastructure
(GPA Holder for M/S Binny Limited)**

Revised Planning Permission for the Construction of **Block A & B** : Stilt floor + 11 floors – High Rise Residential Building with 95 Dwelling units and Gym, Association room & Indoor Games Room in 1st floor; **Block – C** : Stilt floor + 11 floors – High Rise Residential Building with 33 Dwelling units **(Totally 128 Dwelling units)** by availing **Premium FSI** at Arignar Anna Road, Avvai Nagar 1st , 2nd & 3rd Street and Vyasar Nagar 2nd & 5th Street Perambur, Chennai-600 039, comprised in T.S.No.495/1 & 496/42, Block No.26 of **Perambur Village**, within Greater Chennai Corporation limits.

05/12/2020
09/12/2020

For LIFESTYLE HOUSING & INFRASTRUCTURE



Partner



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
நகரமைப்பு பிரிவு - பணித்துறை
Town Planning Section-Works Department

**REVISED
PLAN**

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/WDCN04/00458/2020		CMDA/PP/MSB/N/081/2019 - 08/12/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N04	N045	29/12/2020	29/12/2020
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS LIFE STYLE HOUSING AND INFRASTRUCTURE- REP BY ITS PARTNER Mr. PRIYANK PINCHA, GPA FOR M/S. BINNY LIMITED NEW NO:7, HALLS ROAD, 2ND FLOOR, EGMORE, CHENNAI - 600008.	
மேம்பாட்டு தன்மை / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Block No:26,Plot No:-, Survey No:TS.495/1,496/42,ARIGNAR ANNA RD, A.A.Road, Vyasarpadi, Vyasarpadi, Perambur, CHENNAI.	
Building License Fees		540000	
Regularisation Charges (penalty under section 244A)		90000	
Road cut charges - CMWSSB SEWERAGE		5000	
Road cut charges - CMWSSB, WATER		5000	
Road cut charges - TNEB		5000	
Scrutiny Fees		600	
மொத்தக் கட்டணம் / Total (In Rs.)		645600	

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

M.W.G.W.F. DD Details : DD Number: 105040 Amount: 680000 Rs. Date:23/12/2020 Bank:AXIS BANK LTD.

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 28/06/2021

ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கூட்டிட அனுமதி

முடிவு நாள் 28/12/2025

This Sanction will expire if the construction is not started with in 28/06/2021

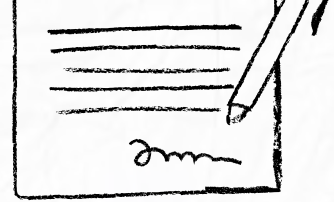
If Construction started Building Permit is valid up to 28/12/2025

Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)

For LIFESTYLE HOUSING & INFRASTRUCTURE

Partner



our services doesn't just end there



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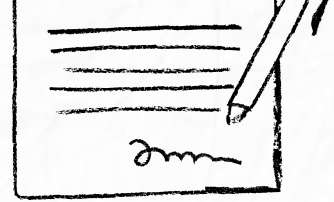
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Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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OMR Thoraipakkam,
Chennai, India

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