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227

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
Website: www.cmdachennai.gov.in

Letter No. PP/NHRB/S(B2)/0402/2021 Dated: 17.12.2021

To

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

Sir,

Sub: CMDA – APU – (B Channel – South Division) – The Planning Permission for the proposed construction of Stilt floor +5 floor Residential building (Height 18.30m) with 10 dwelling units availing premium FSI at Old Door No.3, New Door No.5, 2nd Avenue, Shastri Nagar, Adayar, Chennai-20 comprised in Old S.No.91/2 (Part), T.S.No.82, Block No.33 of Urur 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/NHRB/S/0402/2021 dated 01.08.2021.
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. This office DC advice sent to the applicant through online dated 01.12.2021
9. The applicant's letter dated 09.12.2021

*****

The Planning Permission Application is for the proposed construction of Stilt floor +5 floor Residential building (Height 18.30m) with 10 dwelling units availing premium FSI at Old Door No.3, New Door No.5, 2nd Avenue, Shastri Nagar, Adayar, Chennai-20 comprised in Old S.No.91/2 (Part), T.S.No.82, Block No.33 of Urur Village within the limit of Greater Chennai Corporation Limit received in the

For ARC DEVELOPERS
General Power of Attorney
Managing Partner

reference 1st cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 8th cited.

2. The applicant has remitted the following charges in the reference 9th cited.

Sl. No.	Description	Total Amount	
1.	Development Charge	Rs.24,000/-	
2.	Scrutiny Fee	Rs.3,000/-	
3.	I&A charges	Rs.5,85,000/-	Vide Receipt No. CMDA/PP/CH/6139/2021 Dated.08.12.2021
4.	Security Deposit for Building	Rs.3,86,000/-	
5.	Security Deposit for Display Board	Rs.10,000/-	
6.	MIDC charges	Rs.4,07,000/	
7.	Premium FSI charges	Rs.1,38,13,000/	

3. Two sets of approved Plans are Numbered as **PP/ NHRB / 356 / 2021 dated 17.12.2021** in **Planning Permit No. 14464** are sent herewith. The **Planning Permit** is valid for the period from **17.12.2021 to 16.12.2026**.

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.

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,

For ARC DEVELOPERS
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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.

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 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.

For ARC DEVELOPERS
General Power of Attorney

Yours faithfully,

16/12/

For Senior Planner
(APU)

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

Copy to:

1. **M/s.ARC Developers,**
GPA of Mr.Kamil Yayaha Noor &
Anish Yayaha Noor,
NO.78, Greams Road, Thousand Light,
Chennai-600 006.

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 Senior Planner**
Enforcement Cell CMDA,
Chennai – 600 008.

5. **The Chief Engineer,**
CMWSSB
No.75, Santhome High Road,
Raja Annamalaipuram, MRC Nagar,
Chennai-600028

For ARC DEVELOPERS
General Power of Attorney

Managing Partner

241

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)

கட்டிட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN13/00008/2022		PP/NHRB/S(B2)/0402/2021 - 17/12/2021	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N13	N176	07/01/2022	21/12/2021
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		ARC DEVELOPERS GPA of Mr Kamil Yayaha Noor and Anish Yayaha Noor-No: 78, Greams Road Thousand Lights, Chennai -600006.	
மேற்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:OLD No: 3, NEW No: 5,Block No:33,Survey No:T.S.No:82,, Sastri Nagar 2nd Avenue,Sastri Nagar,Adyar,Urur, Chennai, 600020	
Building License Fees			182600
Road cut charges - CMWSSB SEWERAGE			71800
Road cut charges - CMWSSB, WATER			71800
Road cut charges - TNEB			71800
Scrutiny Fees			600
Workers Welfare Board			245100
மொத்தக் கட்டணம் / Total (In Rs.)			643700

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

Payment Details:

DD Number: 906299 Amount (In Rs.) 643700 Date: 29/12/2021 Bank: HDFC BANK

மேற்கூறப்பட்ட 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 காலமுடிவு 06/01/2027

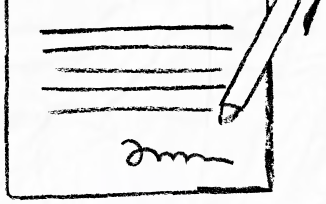
Permit Valid upto 06/01/2027

Digitally Signed by K Sundararajan
Date: 07-Jan-2022 (15:23:30)

Executive Engineer (T.F.)

For ARC DEVELOPERS
General Power of Attorney

Managing Partner



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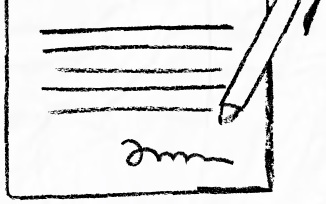

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