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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.PP/NHRB/S(B1)/0190/2020, Dated:26.06.2021

To

The Principal Chief Engineer,
Greater Chennai Corporation,
Ribbon Building, Chennai 600003.

Sir,

Sub: CMDA – Area Plans Unit - 'B' Channel (South) - Planning Permission for the proposed construction of Group Development comprising of 5 Blocks; Block-1 consisting of stilt floor + 5 floors Office at 1st floor & double height in 2nd floor cum Residential development at 1st floor (part), 2nd floor (part) to 3rd floor to 5th floor level with 19 dwelling units, Block-2 Consisting of Combined Basement floor (Basement floor connecting Block 2,3 & 4) + Ground floor (part) / Stilt floor (part) – 4 floors + 5th floor (part); Ground floor (part) for Meter Room, CCTV Room, Store Room, Associates Room, Waiting Lobby, Games Room, and 1st floor to 5th floor for residential development with 95 dwelling units, Block-3 Consisting of Combined Basement floor (Basement floor connecting Block 2,3 & 4) + Ground floor (part) / Stilt floor (part) + 4 floors + 5th floor (part); Ground floor (part) for Meter Room, Store Room, Waiting Lobby, Guest Room, Games Room and 1st floor to 5th floor for residential development with 100 dwelling units, Block-4 consisting of Combined Basement floor (Basement floor connecting Block 2,3 & 4) + Stilt floor + 5 floors residential building with 50 dwelling units, Block5 consisting of Ground floor swimming Pool, Toilet and Dress change room totally 264 dwelling units at Vembadi Vinayagar Koil Street, Mugalivakkam, Chennai 600116 in S.No.13/3A, 13/3B, 13/4A, 13/4B1, 13/4B2, 13/4D, 13/5, 13/6A, 13/6B1, 13/6B2 & 13/7A2 of Mugalivakkam Village within the limit of Greater Chennai Corporation – Approved and forwarded to Local Body for issue of Building Permit – Reg.

Ref:
1. Planning Permission Application received in SBC No. CMDA/PP/NHRB/S/0190/2020, dated.06.03.2020.
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 MAWS (MA-I) Department, dated 04.02.2019.
6. This office DC letter even No. dated.02.11.2020.
7. Environmental Clearance issued in letter No.SEIA-TN/F.No.7482/EC/8(a)/746/2021, dated.12.02.2021.
8. PWD, WRD issued NOC on inundation of point of view in letter No.DB/T5(3)/F – Mugalivakkam/2020/M/28.11.2020.
9. Applicants letter dated.07.05.2021 & 23.06.2021.
10. OSR area gifted to CMDA in gift deed document No.3915/2021, dated.23.02.2021.
11. Link road portion gifted to CMDA in gift deed document No.3916/2021, dated.23.02.2021.
12. Road widening portion gifted to CMDA in gift deed document No.3903/2021, dated.23.02.2021.

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The Planning Permission Application for the proposed construction of Group Development comprising of 5 Blocks; Block-1 consisting of stilt floor + 5 floors Office at 1st floor & double height in 2nd floor cum Residential development at 1st floor (part), 2nd floor (part) to 3rd floor to 5th floor level with 19 dwelling units, Block-2 Consisting of Combined Basement floor (Basement floor connecting Block 2,3 & 4) + Ground floor (part) / Stilt floor (part) + 4 floors + 5th floor (part); Ground floor (part) for Meter Room, CC TV Room, Store Room, Associates Room, Waiting Lobby, Games Room, and 1st floor to 5th floor for residential development with 95 dwelling units, Block-3 Consisting of Combined Basement floor (Basement floor connecting Block 2,3 & 4) + Ground floor (part) / Stilt floor (part) + 4 floors + 5th floor (part); Ground floor (part) for Meter Room, Store Room, Waiting Lobby, Guest Room, Games Room and 1st floor to 5th floor for residential development with 100 dwelling units, Block-4 consisting of Combined Basement floor (Basement floor connecting Block 2,3 & 4) + Stilt floor + 5 floors residential building with 50 dwelling units, Block5 consisting of Ground floor swimming Pool Toilet and Dress change room totally 264 dwelling units at Vembadi Vinayagar Koil Street, Mugalivakkam, Chennai 600116 in S.No.13/3A, 13/3B, 13/4A, 13/4B1, 13/4B2, 13/4D, 13/5, 13/6A, 13/6B1, 13/6B2 & 13/7A2 of Mugalivakkam 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 6th cited.

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

i)	Development charges	₹ 4,95,000/-	
ii)	Scrutiny Fee	₹ 32,000/-	
iii)	Regularization charges	₹ 14,05,000/-	
iv)	Open space & reservation charges	Nil	
v)	Security Deposit for Building	₹ 80,92,000/- BG No.FBGI00912100039, dated.06.05.2021 valid upto 04.05.2026.	
vi)	Security Deposit for Display Board	₹ 10,000/-	**Receipt No.** B0019181, dated:07.05.2021
vii)	Security Deposit for Septic Tank	₹ 2,75,000/-	
viii)	Infrastructure & Amenities Charges	₹ 1,03,90,000/-	
ix)	Premium FSI Charges	Nil	
x)	Shelter charges	Nil	
xi)	MIDC Charges	Nil	

3. Two sets of approved Plans are numbered as **B/NHRB/170AtoL/2021, dated.26.06.2021, Planning Permit No.14178** are sent herewith. The Planning Permit is valid for the period from **26.06.2021 to 25.06.2026.**

4. The Localbody 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, 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. 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 the order of continuance accorded for different stages by CMDA'

10. 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.

11. Applicant shall not commence construction without building approval from the Greater Chennai Corporation.

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.

27

Yours faithfully,

26/06/21

For Member Secretary.

26/6/21

Encl:

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

Copy to:

1. **LM/s.Life Style Housing & infrastructure**
   Represented by its Partner Thiru.PriyankPincha
   GPA for 1.Tmt.P.Vijayakumari (S.No.13/3A), 2.Tmt.R.saroja (S.No.13/3B), 3.Thiru.G.Pakkiriswamy (S.No.13/4A),
   4.Thiru.T.Lingaraj,(S.No.13/4B1),5(i).Thiru.A.Dhinakarn ,5.(ii).Thiru.A.Jararthanan,5.(iii).Tmt.A.Jothi,5.(iv).Tmt. A.Gayathri (S.No.13/4B2 & 13/6A), 6 (i).Tmt..S.Janaki, 6 (ii).Tmt.G.Seehtalakshmi,(S.No.13/4D & 13/6B2), 7.Thiru.Naresh Gangaria (S.No.13/6B1) and 8 (i).Thiru.Kumar, 8 (ii).Thiru.Balaji (S.No.13/7A2)
   New No.7, Old No.2, 3 & 4, 2nd floor, Halls Road, Egmore, Chennai 600008
2. **The Deputy Planner**
   Enforcement Cell (South), 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 Member**
   Appropriate Authority
   No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-34.

1591

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/WDCN12/00319/2021		PP/NHRB/S(B1)/0190/2020 - 26/06/2021	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N12	N156	21/10/2021	01/07/2021
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		LIFE STYLE HOUSING and INFRASTRUCTURE-REPRESENTED BY ITS PARTNER Mr. PRIYANK PINCHA (GPA) NEW NO: 7, OLD NO: 2, 3 and 4 , 2nd FLOOR, HALLS ROAD, EGMORE, CHENNAI -600008	
மேற்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Survey No:ANNEXURE ENCLOSED, VEMPULI VINAYAGAR KOIL STREET,MUGALIVAKKAM,MUGALIVAKKAM,Maugu	
Building License Fees			4399400
Road cut charges - CMWSSB SEWERAGE			23500
Road cut charges - CMWSSB, WATER			17600
Road cut charges - TNEB			17600
Scrutiny Fees			600
Tentative improvement charges			356200
Workers Welfare Board			5411600
மொத்தக் கட்டணம்/ Total (In Rs.)			10226500

Amount (in words): Rupees One Crore Two Lakh Twenty Six Thousands Five Hundred Only

Payment Details:

DD Number: 000531 Amount (In Rs.): 10226500 Date: 13/10/2021 Bank: AXIS BANK LTD.

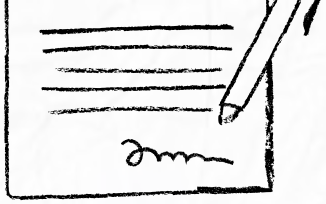
பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

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 20/10/2026
Permit Valid upto 20/10/2026

Digitally Signed by K Sundararajan
Date: 21-Oct-2021 (14:48:18)

Executive Engineer (T.P.)



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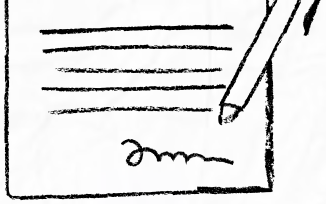

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