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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/WDCN13/00353/2021		PP/NHRB/S(B1)/248/2021 - 18/10/2021	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N13	N181	29/11/2021	30/10/2021
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		INTERSPACE PROPERTIES PVT LTD-Rep by its Director Thiru. VISHNU VIKRAM PHADKE GPA for 1.Thiru. R.RAVICHANDRAN, 2. Tmt. SHASHIKALA RAVICHANDRAN & 3. Thiru. K. RAMASWAMY, Old DOOR No: 39, NEW DOOR No: 4, J-BLOCK, 7th STREET, ANNANAGAR EAST, CHENNAI -600102.	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:NEW No:22, OLD No:13,Block No:21,Plot No:22, Survey No:T.S.No:69, Ist Street,Malaviya Avenue,Thiruvanmiyur,Thiruvanmiyur, Chennai, 600041	
Building License Fees		271900	
Road cut charges - CMWSSB SEWERAGE		21400	
Road cut charges - CMWSSB, WATER		16000	
Road cut charges - TNEB		16000	
Scrutiny Fees		600	
Workers Welfare Board		354800	
மொத்தக் கட்டணம்/ Total (In Rs.)		680700	

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

Payment Details:

DD Number: 511222 Amount (In Rs.): 680700 Date: 15/11/2021 Bank: ICICI 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.

அனுமதி கால முடிவு 28/11/2026

Permit Valid upto 28/11/2026

Digitally Signed by K Sundararajan
Date: 29-Nov-2021 (17:27:28)

Executive Engineer (T.P.)

BY REGISTERED POST WITH ACK.DUE

311

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)/248/2021, Dated: 18.10.2021

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 2 Blocks; Block-1 consisting of Stilt floor + 5 floors Residential Building with 13 dwelling units with 18.30m height and Block-2 consisting of Stilt floor + 3 floors Residential Building with Single dwelling units with 12.0m height totally 14 dwelling units availing premium FSI at New No.22, Old No.13, Malavia Avenue 1st Street, Thiruvanmiyur, Chennai 600041 in T.S.No.69, Block No.21 of Thiruvanmiyur 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/248/2021 dated.23.04.2021.
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 MAWS (MA-I) Department, dated 04.02.2019.
6. CMDA office order No.7/2019 dated 12.03. 2019
7. This office DC letter even No. dated.15.07.2021
8. Applicants letter dated.22.09.2021

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The Planning Permission Application for the proposed construction of Group Development comprising of 2 Blocks; Block-1 consisting of Stilt floor + 5 floors Residential

Building with 13 dwelling units with 18.30m height and Block-2 consisting of Stilt floor + 3 floors Residential Building with Single dwelling unit with 12.0m height totally 14 dwelling units availing premium FSI at New No.22, Old No.13, Malavia Avenue 1st Street, Thiruvanmiyur, Chennai 600041 in T.S.No.69, Block No.21 of Thiruvanmiyur Village within the limit of Greater Chennai Corporationreceived in the reference 1st cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 7th cited.

2. The applicant has remitted the following charges in the reference 8th cited.

i)	Development charges	**₹ 34,000/-**	**Receipt No. B0020023, dated.22.09.2021**
ii)	Scrutiny Fee	**₹ 4,000/-**	
iii)	Regularization charges	Nil	
iv)	Open space & reservation charges	Nil	
v)	Security Deposit for Building	**₹ 5,36,,000/-**	
vi)	Security Deposit for Display Board	**₹ 10,000/-**	
vii)	Infrastructure & Amenities Charges	**₹ 8,43,000/-**	
viii)	Premium FSI Charges	**₹ 2,14,83,000/** (Adjusted in part of DRC No.046/2016, dated.29.12.2016 towards the remittance of Premium FSI charges of Rs.2,14,83,000/-)	
ix)	Shelter charges	Nil	
x)	MIDC Charges	**₹ 5,64,500/-**	

3. Two sets of approved Plans are numbered as **PP/NHRB/312/2021, dated.18.10.2021, Planning Permit No.14420** are sent herewith. The Planning Permit s valid for the period from**18.10.2021 to 17.10.2026.**

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.

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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.

Yours faithfully,

20/10/21

For Senior Planner

Area Plans Unit.

20-10-2021

Encl:

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

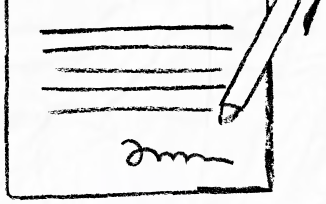
Copy to:

1. **M/s.Interspace Properties Pvt. Ltd.,**
   Represented by its Director
   Thiru.Vishnu Vikram Phadke
   GPA for 1.Thiru.R.Ravichandran, 2.Tmt.Shashikala Ravichandran & 3.Thiru.K.Ramaswamy
   Old Door No.39, New Door No.4, J-Block, 7th Street,
   Anna Nagar East. Chennai 600102.
2. **The Deputy Planner**
   Enforcement Cell (South), CMDA, Chennai – 8.
   (With one set of approved plans).
3. **The Commissioner of Income Tax**

315

No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai-34.

4. **The Member**
Appropriate Authority
No.108, Mahatma Gandhi Road, Nungambakkam,
Chennai-34.



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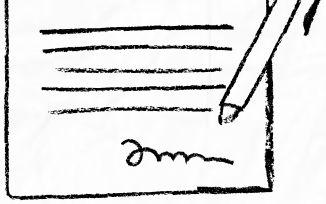

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