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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/WDCN03/00085/2022		C3(N)/516/2020 - 02/03/2022	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N03	N023	28/03/2022	07/03/2022
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		SIDHARTH FOUNDATION AND HOUSING LTD-Rep. by its Director Thiru. Praneeth p Jain GPA holder for Thiru. T. Rajasimmon, No.117,City Tower,8th floor,Sir Thiyagaraya Road,Chennai - 600017.	
மேற்பட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Survey No:New S.No.454/1A2, G.N.T. ROAD(ANNA NINAIVU NAGAR),CAMP ANNA NINAIVU NAGAR,PUZHAL,Puzhal, Chennai, 600066	
Building License Fees			4670700
Scrutiny Fees			600
Workers Welfare Board			5663100
மொத்தக் கட்டணம்/ Total (In Rs.)			10334400

Amount (in words): Rupees One Crore Three Lakh Thirty Four Thousands Four Hundred Only

Payment Details:

DD Number: 906754 Amount (In Rs.): 10334400 Date: 22/03/2022 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.

அனுமதி கால முடிவு 27/03/2027

Permit Valid upto 27/03/2027

Digitally Signed by K Sundararajan
Date: 28-Mar-2022 (12:40:46)

Executive Engineer (T.P.)

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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, Web site: www.cmdachennai.gov.in

Letter No. C3 (N)/516/2020 **Dated: 02.03.2022**

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 proposed construction of **High Rise Building** with Stilt Floor part /Ground Floor part + 1st Floor (Meant for Parking) + 2nd Floor to 14th Floor for the purpose of Residential cum Commercial (Departmental store at Ground Floor part and Club House at 2nd Floor to 4th Floor part) use building with 384 dwelling units Abutting G.N.T Road, Comprised in Old S.No.454, New S.No.454/1A2 of Puzhal village, Madhavaram Taluk, Chennai District, Chennai – 600 066, within the limits of Greater Chennai Corporation, applied by **M/s. Sidharth Foundation & Housing Ltd.,** Rep. by its Director **Thiru. Praneeth P Jain,** GPA holder for **Thiru T.Rajasimmon** – Approved - Reg.

Ref:
1. PPA received on 23.09.2020 in SBC No. CMDA/PP/HRB/N/ 0516/2020.
2. This office letter even no dated 06.11.2020 addressed to the applicant.
3. The applicant letter dt. 28.11.2020 received dt. 30.11.2020.
4. NOC received from the AAI in NOC ID: CHEN/SOUTH/B/100520/501368 dt.27.10.2020.
5. This office letter even no dated 04.12.2020 addressed to the Police (Traffic) & Tamil Nadu Fire & Rescue Service Department.
6. Minutes of 259th MSB panel Meeting held on 04.01.2021.
7. The applicant letter dt. 26.12.2020 & 20.01.2021
8. This office letter even no dated 16.02.2021 addressed to the Government.
9. Letter No. 59 dt. 26.02.2021 received from the Govt.
10. GLV taken from web-site of registration department dt.10.03.2021.
11. This office letter even no dated 20.04.2021.
12. NOC issued by the Police (Traffic) in letter no. Tr./License/885/18515/2020 dt. .02.2021 received on 18.02.2021.
13. The applicant letter dt. 16.04.2021.
14. This office letter even no dated 23.06.2021.
15. The applicant letter dt. 26.07.2021 and 09.08.2021.

16. This office letter even no dated 14.09.2021.
17. The applicant letter dt. 01.10.2021 received on 04.10.2021.
18. This office letter even no dated 16.10.2021 addressed to SRO, Redhills.
19. The applicant letter dt. 28.10.2021.
20. Enviromental Clearance issued in letter no. SEIAA-TN.F.No.8181/EC/8(a)/787/2021 Dt.04.10.2021
21. The applicant letter dt. 12.11.2021.
22. NOC issued by the DF&RS in letter no. C1/12570/2021, PP NOC No.93/2021 dt.13.10.2021.
23. Registered Gift deed for S.A portion of 102.41 Sq.m vide Doc. No.13288/2021 dt.27.10.2021.
24. Registered Gift deed for OSR area of 1112.95 Sq.m vide Doc. No.13289/2021 dt.27.10.2021.
25. The applicant letter dt. 10.12.2021.
26. This office letter even no dated 05.01.2022.
27. The applicant letter dt. 11.01.2022, 24.01.2022 & 15.02.2022.
28. The applicant has Gifted the S.A portion of 102.41 Sq.m vide Doc. No.13288/2021 dt.27.10.2021.
29. The applicant has Gifted the OSR area of 1112.95 Sq.m vide Doc. No.13289/2021 dt.27.10.2021.

The Planning Permission Application received in the reference 1st cited for the proposed construction of **High Rise Building** with Stilt Floor part /Ground Floor part + 1st Floor (Meant for Parking) + 2nd Floor to 14th Floor for the purpose of Residential cum Commercial (Departmental store at Ground Floor part and Club House at 2nd Floor to 4th Floor part) use building with 384 dwelling units Abutting G.N.T Road, Comprised in Old S.No.454, New S.No.454/1A2 of Puzhal village, Madhavaram Taluk, Chennai District, Chennai – 600 066, within the limits of Greater Chennai Corporation, applied by **M/s. Sidharth Foundation & Housing Ltd.,** Rep. by its Director **Thiru. Praneeth P Jain,** GPA holder for **Thiru T.Rajasimmon** has been examined and Planning Permission is issued based on the Government Order issued in the reference 9th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by other Government Agencies in the references 4th , 12th , 20th & 22nd cited above.

2. The applicant has remitted the following charges vide receipt no. **B0019664** dt. 05.08.2021 furnished in the reference 15th cited:

i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	**Rs.6,20,000/-** (Rupees Six Lakhs and Twenty Thousand only)
ii)	Balance Scrutiny Fee	**Rs.28,000/-** (Rupees Twenty Eight Thousand only)

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iii)	Regularisation Charges for Land	**Rs.11,25,000/-** (Rupees Eleven Lakhs and Twenty Five Thousand only)
iv)	I & A Charges	**Rs.1,36,20,000/-** (Rupees One Crore Thirty Six Lakhs and Twenty Thousand only)
v)	Security Deposit for Display Board	**Rs.10,000/-** (Rupees Ten Thousand only)
vi)	Flag day Contribution	**Rs.500/-** (Rupees Five Hundred only)

3. The applicant has furnished Original copy of **PBGI00912100091** Dt.30.07.2021 for an amount of **Rs.83,90,000/-** (Rupees Eighty Three Lakhs and Ninety Thousand only) towards the remittance of **SD for Building** issued by the **RBL Bank Ltd.,** Nungambakkam Branch, Chennai. Valid up to **29.07.2026.**

4. The applicant has furnished Original copy of **PBGI00912100092** Dt.30.07.2021 for an amount of **Rs.4,05,000/-** (Rupees Four Lakhs and Five Thousand only) towards the remittance of **SD for STP** issued by the **RBL Bank Ltd.**, Nungambakkam Branch, Chennai. Valid up to **29.07.2026.**

5. The applicant has to comply with all the conditions stipulated in the NOCs/revised NOCs issued by the Police (Traffic), DF&RS, AAI and Environmental Clearance. In this regard, the applicant has also furnished an undertaking in the reference 17th & 19TH cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by Police (Traffic), DF&RS, AAI and Environmental Clearance.

6. 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.

7. 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.

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.

13. The applicant shall reserve 1/3rd open Terrace Area for erection of Solar Photo Voltaic Panel & Solar Water Heating System and the same has to be ensured before issue of Completion Certificate.

14. 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.

15. The partial refund of security deposit will not be considered for issuance of partial Completion certificate.

16. CCTV Camera to be installed at regular interval of 50.00 m along the road which is abutting the site boundaries before issue of Completion Certificate. In this regards the applicant has furnished notarized undertaking.

17. 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 order of continuance accorded for different stages by CMDA.

18. The applicant has to obtain amendment Environmental Clearance before commencement of the proposed building. To this effect the applicant has furnished an undertaking that the proposed construction will be commenced only after getting the amendment Environmental Clearance from SEIAA and submit it to CMDA.

19. Two sets of plan for the proposal is approved and numbered as Planning Permission **No. C/PP/HRB/06 (A to H) /2022,** dated **02.03.2022** in **Permit No. 14526** are sent herewith. The Planning Permission is valid for the period from **02.03.2022** to **01.03.2027.**

20. 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.

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

22. 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,

03.03.2022

for **MEMBER-SECRETARY**

02/03/22

Encl :

1. Two copies approved plan.
2. Two copies of Planning Permit.
3. Copy of Govt., letter in the reference 9th cited.

Copy To:

1. **M/s. Sidharth Foundation & Housing Ltd.,**
   Rep. by its Director **Thiru. Praneeth P Jain,**
   GPA holder for **Thiru. T.Rajasimmon,**
   No.117, City Tower, 8th floor,
   Sir Thiyagaraya Road,
   Chennai - 600 017.
   (This approval is not final; you have to approach The Commissioner, Greater Chennai Corporation for issue of Building Permit).
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. Varsha Jain, B.Arch.,**
   Reg. No. CA/95/18498,
   CMDA Reg. No. RA/GR-1/19/03/035,
   A.R.Complex, 1st Floor,

No. 1090, P.H.Road,
Chennai – 600 084.
Mail id: creative1090@gmail.com

9. **Thiru. Hiten Ramanlal Mahimtura,** M.S., (Civil Engg.)
Regd. Structural Engineer Grade- I (SE),
CMDA Reg. No.SE/GR-1/19/03/021,
No.10,Pose Road, Teynampet,
Chennai – 600 018.
Mail id: chennaicpl@gmail.com

10. **Dr. A.Varghese Chummar,** M.E.,(Soil Mech & Foundation Engg.), Ph.D., (Civil Engg.)
F.S.Engineers Pvt Ltd,
CMDA Reg. No. GTE/19/07/033,
Reg. office: 109, (New No. 98,
Velachery Main Road, Gunidy,
Chennai – 600 032.
Mail id: fsengineers74@gmail.com

11. **Tmt. C.Ramya**, D.C.E.,
CMDA Reg. No. CE/19/04/157,
No. 9, Selvi Flats, 5th Cross Street,
LIC Colony, Pammal,
Chennai – 600 075.
Mail id: ramya@sidharthhousing.in

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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/WDCN09/00104/2022		PP/NHRB/C/723/2021 - 11/03/2022	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N09	N111	11/04/2022	30/03/2022
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		Ms Integrated Service Point Pvt Ltd-Rep. by its Director K. RAMNATH APPARAO, No:6-C, SIXTH FLOOR, GAIETY PALACE, No:1/L, BLACKERS ROAD, Chennai- 600002.	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:NEW No:8, OLD No:27,Block No:15,Plot No:9 PART, Survey No:OLD RS. 87/2,87/3 & 87/6,NEW RS. 87/17,87/33,87/34&87/35, Pycrofts Garden Road,Pycrofts Garden,Nungambakkam,Nungambakkam, Chennai, 600006	
Building License Fees		217900	
Road cut charges - CMWSSB SEWERAGE		28300	
Road cut charges - CMWSSB, WATER		21200	
Road cut charges - TNEB		21200	
Scrutiny Fees		600	
Workers Welfare Board		294200	
மொத்தக் கட்டணம்/ Total (In Rs.)		583400	

Amount (in words): Rupees Five Lakh Eighty Three Thousands Four Hundred Only

Payment Details:

DD Number: 807442 Amount (In Rs.): 583400 Date: 06/04/2022 Bank: KARUR VYSYA BANK

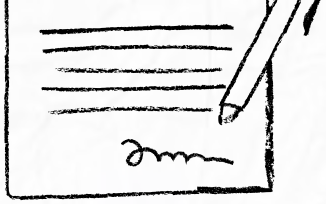
பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

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 10/04/2027
Permit Valid upto 10/04/2027

Digitally Signed by K Sundararajan
Date: 11-Apr-2022 (16:32:10)

Executive Engineer (T.P.)



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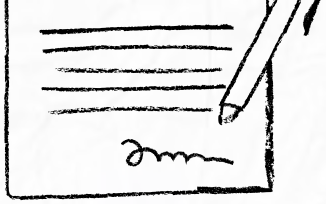

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