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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.C3 (N)/555/2021 **Dated: 26.08.2022**

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 Group development Building** for Residential cum commercial use consisting of 2 Blocks in which **Block No:1** - Extended Basement Floor (Parking) + Stilt Floor (Parking) + First Floor (Predominantly Parking use, Multipurpose Hall, Mini Theatre, Indoor Games, Business Center and other incidental uses) + 2nd Floor (Predominantly Residential use and Swimming Pool, Gym, Yoga & Indoor Games) + 3rd Floor to 15th Floor with **194** dwelling units and in **Block No:2** - Stilt Floor (Parking) + 8 Floors with **40** dwelling units. **Totally 234 dwelling units,** at Old Door No.7, New Door No. 4, abutting Arcot Road, Lamech road, Dhanalakshmi Road & Thai Moogamibikai Street, Valasaravakkam, Chennai - 87, Comprised in Old S.No.152, New S.No. 152/1A1A1A1, 152/2A1A1A & 152/27 of Valasaravakkam village, Maduravoyal Taluk, within the limits of Greater Chennai Corporation, applied by the **1) M/s. Radiance Realty Developers India Ltd., 2) Thiru Deepak David Lamech; and 3) Thiru Nikhil Thambiraja Lamech,** Sl. No. 2 & 3 are represented by their GPA Holder M/s. Radiance Realty Developers India Ltd. – Approved - Reg.

Ref:
1. PPA for received on 23.09.2021 in CMDA/PP/HRB/N/0555/2021.
2. This office letter even no. dated 11.10.2021 addressed to the Police (Traffic) and DF & RS.
3. This office letter even no dt.08.12.2021.
4. The applicant letter dt.08.12.2021, 13.12.2021 & 23.12.2021.
5. Letter no.C1/15242/2021 dt.13.12.2021 received from DF&RS.
6. The applicant letter dt.24.12.2021, 12.01.2022 & 31.01.2022.
7. This office letter even no dt.04.02.2022.
8. NOC issued by CMRL in Letter No. CMRL/CONS - DESOPH2 (02)/20/2021 Dated 09.02.2022.

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9. The applicant letter dt.14.02.2022
10. NOC issued by AAI in NOC ID: CHEN/SOUTH/B/071318/318980, dated 30.07.2018.
11. This office letter even no. dated 15.02.2022 addressed to the Police (Traffic) and DF & RS.
12. Minutes of the 264th MSB Panel meeting held on 15.02.2021.
13. The applicant letter dt.16.02.2022.
14. This office letter even no dt.07.03.2022.
15. Letter no. Tr./License/678/24397/2022 dt.05.03.2022 received on 09.03.2022 from Police (traffic).
16. The applicant letter dt.14.03.2022& 22.03.2022.
17. Letter K.Dis.No.3213/C1/2022, dated 24.03.2022 received from DF & RS.
18. NOC from DF & RS issued in Letter R.Dis.NO. 5526/C1/2022 – PP.NOC.No.26/2022, dated 05.04.2022.
19. The applicant letter dt.13.04.2022.
20. NOC issued by Police (Traffic) in letter no. Tr./License/116/4170/2022 dt.18.04.2022 received on 19.04.2022.
21. This office called for hearing letter even no dt.21.04.2022 addressed to the CMRL.
22. This office letter even no dt.06.05.2022 addressed to the CMRL enclosing record of discussion.
23. The applicant letter dt.16.05.2022.
24. This office letter even no. dated 18.05.2022 addressed to the Police (Traffic).
25. The applicant letter dt.19.05.2022.
26. Registered MOU with CMRL vide Doc. No. 3919 of 2022 dt.16.05.2022.
27. The applicant letter dt.24.05.2022, 30.05.2022 & 02.06.2022.
28. Environmental Clearance (EC) issued in Letter No. SEIAA-TN/F.No.8810/EC/8(a)/831/2022 dt.12.05.2022.
29. NOC issued by the Police (Traffic) in letter no. Tr. /License/321/12540/2022 dt.30.06.2022.
30. Minutes of the 3rd HRB Committee Meeting held on 07.07.2022.
31. This office letter even no dt.19.07.2022.
32. The applicant letter dt. 25.07.2022.
33. Letter no. SE/CEDC/S-I/AEE/Civil/F. Radiance Reality Developers/D.251/2022 dt.06.07.2022 from S.E, TANGEDCO, Chennai – 78.
34. This office D.C & other charges demand notice issued in letter even no dt.05.08.02022.
35. The applicant letter dt.05.08.2022.
36. This office letter even no dt.13.08.2022 addressed to the SRO, Virugambakkam.
37. The applicant letter dt.11.08.2022 & 23.08.2022.

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CHENNAI

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The Planning Permission Application received in the reference 1st cited for the proposed construction of **High Rise Group development Building** for Residential cum commercial use consisting of 2 Blocks in which **Block No:1** - Extended Basement Floor (Parking) + Stilt Floor (Parking) + First Floor (Predominantly Parking use, Multipurpose Hall, Mini Theatre, Indoor Games, Business Center and other incidental uses) + 2nd Floor (Predominantly Residential use and Swimming Pool, Gym, Yoga & Indoor Games) + 3rd Floor to 15th Floor with **194** dwelling units and in **Block No:2** - Stilt Floor (Parking) + 8 Floors with **40** dwelling units. **Totally 234 dwelling units,** at Old Door No.7, New Door No. 4, abutting Arcot Road, Lamech road, Dhanalakshmi Road & Thai Moogamibikai Street, Valasaravakkam, Chennai - 87, Comprised in Old S.No.152, New S.No. 152/1A1A1A1, 152/2A1A1A & 152/27 of Valasaravakkam village, Maduravoyal Taluk, within the limits of Greater Chennai Corporation, applied by the **1) M/s. Radiance Realty Developers India Ltd., 2) Thiru. Deepak David Lamech; and 3) Thiru. Nikhil Thambiraja Lamech,** Sl. No. 2 & 3 are represented by their GPA Holder M/s. Radiance Realty Developers India Ltd., has been examined and Planning Permission is issued based on the orders of 3rd HRB Committee Meeting in the reference 30th cited, subject to the usual conditions put-forth by CMDA including compliance of conditions listed by other Government Agencies in the references 8th, 10th, 18th, 20th, 28th & 29th cited above.

2. The applicant has remitted the following charges vide receipt no. B0021950 dt.11.08.2022 and receipt no. 013638 dt.11.08.2022 furnished in the reference 36th cited:

i)	Development charges	**Rs. 6,35,000/-** (Rupees Six Lakhs and Thirty FiveThousand only)
ii)	Balance Scrutiny Fee	**Rs.5,000/-** (Rupees FiveThousand only)
iii)	Regularisation Charges	**Rs. 10,30,000/-** (Rupees Ten Lakhs and Thirty Thousand only)
iv)	I & A Charges	**Rs.1,28,22,000/-** (Rupees One Crore Twenty Eight Lakhs and Twenty TwoThousand only)
v)	Security Deposit for Display board	**Rs.10,000/-** (Rupees Ten Thousand only)
vi)	MIDC for CMWSSB	**Rs.99,42,000/-** (Rupees NintyNineLakhs and FortyTwo Thousand only).
vii)	Shelter Fee	**Rs.1,93,45,000/-** (Rupees One Crore and Ninty Three Lakhs and Forty Five Thousand only)
viii)	Flag day Contribution	**Rs.500/-** (Rupees Five Hundred only)

RADIANCE REALTY DEVELOPERS INDIA LIMITED CHENNAI

3. The applicant has furnished Bank Guarantee vide **BG No. 11650100020826** dt. **08.08.2022**, towards Security Deposit for Building of **Rs.87,00,000/-**(Rupees Eighty Seven Lakhsonly) given by **AXIS Bank Limited**, Corporate Banking Branch, New No.3, Old No.2, Club House Road, Near IAI, Anna Salai, Chennai - 600 002.. Mentioning the expiry date on **08.08.2030** and Claim Expiry date 08.08.2031 **(8 Years)**.

4. The applicant has gifted Street Alignment area of 307.14 Sq.m vide registered Doc. No.6509/2022, dated 17.08.2022 and OSR area of 1004.45 Sq.m was also Gifted/handed over to CMDA vide Gift deed Doc. no. 6510/2022.

5. The applicant has to comply with all the conditions stipulated in the NOC's issued by the Police (Traffic), DF&RS, AAI, CMRL and Environmental Clearance. In this regard, the applicant has also furnished an undertaking in the reference 27th & 32nd 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, CMRL 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.

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.

RADIANCE REALTY DEVELOPERS INDIA LIMITED
CHENNAI

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Structural drawing vetted by PWD received in Letter no. E401/PWD-CMDA/2022 dt.31.05.2022 from S.E, PWD in the reference 27th cited.

8. 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.

9. 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.

10. Applicant has to erect temporary lightning arrester during the entire construction phase of the project.

11. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority.

12. 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.

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.

RADIANCE REALTY DEVELOPERS INDIA LIMITED
CHENNAI

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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. Two sets of plans for the proposal is approved and numbered as Planning Permission **No. C/PP/HRB/33 (A to G)/2022,** dated **26.08.2022** in **Permit No. 14553** are sent herewith. The Planning Permission is valid for the period from **26.08.2022** to **25.08.2030.**

19. 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.

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

21. 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,

26/08/22

for **MEMBER-SECRETARY**

26/08/2022

Encl :

1. Two copies approved plan.
2. Two copies of Planning Permit.

RADIANCE REALTY DEVELOPERS INDIA LIMITED
CHENNAI

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Copy To:

1. 1) **M/s. Radiance Realty Developers India Ltd.,**
   2) **Thiru. Deepak David Lamech; and**
   3) **Thiru. Nikhil Thambiraja Lamech,**
   Sl. No. 2 & 3 are represented by their GPA Holder
   M/s. Radiance Realty Developers India Ltd.,
   No.480, Anna Salai, 6th Floor,
   Khivraj Complex II, Nandanam,
   Chennai – 600 035.
   (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. The Chairman,
   Tamil Nadu Real Estate Regulatory Authority (TNRERA),
   Door No.1A, 1st Floor,
   Gandhi Irwin Bridge Road,
   Egmore, Chennai – 600 008.
   (with one set of approved plans)
9. Thiru A.VENKATAKRISHNAN, B.Arch.,
   Nataraj & Venkat Architects,
   Regn.,No. RA/Gr.I/19/03/053
   No. 18, Third Seaward Road,
   Valmiki Nagar,
   Thiruvanmiyur, Chennai – 600 041.
   Email: kck@nva.in;
   Contact No. 9884377888.
10. Thiru J.SURESH, M.E., M.I.E., Ph.D.,
    CMDA Registration No.: SE/GR-I/19/02/003,
    Plot No. 555, VGP Layout, Mullai Street,
    Uthandi, Chennai – 600 119.

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11. Thiru. C.Venkata Prasad.,
Registered Geotechnical Engineer,
Geo Marine Consultants (P) Ltd.,
CMDA Registration No.: GTE/19/03/003,
#11, 2nd Main Road, Kannappa Nagar Ext.,Kottivakkam, Chennai – 600 041.
Email: drcvp@geomarineindia.com
Contact No.:9444026189.

12. Thiru. M.Sathish Kumar
Reg. No. CE/2021/07/940
No. 480, Anna Salai, 6th Floor, Khivraj Complex II, Nandanam,
Chennai – 600 035.
Email:sathishkumar.m@radiancereality.in

RADIANCE REALTY DEVELOPERS INDIA LIMITED
CHENNAI

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[illegible]

Greater Chennai Corporation

[illegible]

Town Planning Section Works

[illegible]

Building Permission

(1919 [illegible] 238 [illegible])

(1919 MCMC Act Section 238)

[illegible] Building Plan No		[illegible] Plan Submission No	
CEBA/WDC/N11/00283/2022		C3(N)/555/2021 - 26/08/2022	
[illegible] / Zone	[illegible] / Ward	[illegible] / Approval Date	[illegible] Application Date
N11	N152	30/08/2022	27/08/2022
[illegible] / Applicant name & address		RADIANCE REALTY DEVELOPERS INDIA LTD THIRU. DEEPAK DAVID LAMECH AND THIRU. NIKHIL THAMBIRAJA LAMECH-SI.No.2 & 3 ARE REPRESENTED BY THEIR GPA HOLDER M/s RADIANCE REALTY DEVELOPERS INDIA LTD, No:480, ANNA SALAI, 6th FLOOR, KHIVRAJ COMPLEX-II, NANDANAM, CHENNAI-600035.	
[illegible] / Service Type		Building Permit for CMDA Approved Plan	
[illegible] / Plot address		Door No:OLD:7,NEW:4,Survey No:152/1A1A1A1,152/2A1A1A&152/27,LAMECH ROAD,DHANALAKSHMI ROAD&THAI MOOGAMBIKAI STREET&, ARCOT ROAD,ARCOT ROAD,VALASARAVAKKAM,Valasaravakkam, Chennai, 600087	
Building License Fees			5044500
Road cut charges - CMWSSB SEWERAGE			21400
Road cut charges - CMWSSB, WATER			16000
Road cut charges - TNEB			16000
Scrutiny Fees			600
Tentative improvement charges			895200
Workers Welfare Board			5969500
[illegible] / Total (In Rs.)			11863200

Amount (in words): Rupees One Crore Eighteen Lakhs Sixty Three Thousands Two Hundred Only

Payment Details:

DD Number: 034691 Amount (In Rs.): 11863200 Date: 30/08/2022 Bank: AXIS BANK LTD.

[illegible]

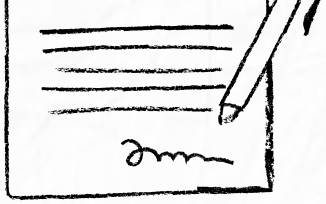
Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy

[illegible] 29/08/2027

Permit Valid upto 29/08/2027

Digitally Signed by K Sundararajan
Date: 30-Aug-2022 (17:34:55)

Executive Engineer (T.P.)



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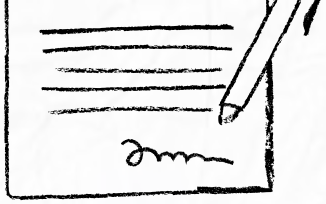

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