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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(S)/0690/2021 **Dated:14.07.2022**

To
The Commissioner,
Greater Chennai Corporation,
Chennai 600 003.

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission for the proposed construction of High Rise Building (HRB) with 30.0m heightconsisting of Extended Basement floor + Stilt floor(Puzzle type Mechanized Parking) + 7 floors Office use commercial Building at Plot No.A1 in ApprovedSubdivision issued by Greater Chennai Corporation, New Door No.6, Old Door No. 25, 1st Avenue, ShastriNagar, Adyar, Chennai 600020 in T.S.No.1/15 Part, Block No.29 of Urur Village within the limit of Greater ChennaiCorporationapplied by **Chaitanya Builders And Leasing Private Limited**, Represented by its Managing Director Thiru.V.Ramesh Kumar Reddy GPA for M/s.Buhari Hotels and Motels Private Limited - Approved and forwarded to local body for issue of building license - Regarding.

Ref:
1. Planning Permission Application received in the SBC No.CMDA/PP/HRB/S/0690/2021, dated 24.11.2021.
2. Applicant letter dated 30.11.2021.
3. Minutes of the 263rd MSB Panel Meeting held on 17.12.2021.
4. NOC from AAI issued in NOC ID: CHEN/SOUTH/B/121521/641288, dated.04.01.2022.
5. This office letter even No dated 10.01.2022 addressed to the Applicant.
6. NOC from IAF issued in AFSTAM/5218/1/ATC, dated 21.01.2022.
7. NOC from DF&RS issued in R.Dis No.18317/C1/22021, PP NOC No.16/2022, dated.24.02.2022.
8. Structural design, drawing & report vetted by PWD on 26.02.2022.
9. NOC from Police (Traffic) issued in

For CHAITANYA BUILDERS & LEASING (P) LTD.

Authorised Signatory

Rc.No.Tr/License/798/28539/2021, dated 29.03.2022.

10. Applicant letter dated 04.04.2022.
11. The Government letter (Ms) No.65, H&UD (UD1) Department dated 21.04.2022 issued the delegation of powers to CMDA.
12. This office online DC advice letter No.CMDA/PP/HRB/S/0690/2021, dated 19.05.2022.
13. Applicant letter dated 08.06.2022 along with DC & other charges remittance receipt.

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Planning Permission for the proposed construction of High Rise Building (HRB) with 30.0m height consisting of Extended Basement floor + Stilt floor (Puzzle type Mechanized Parking) + 7 floors Office use commercial Building at Plot No.A1 in Approved Subdivision issued by Greater Chennai Corporation, New Door No.6, Old Door No. 25, 1st Avenue, Shastri Nagar, Adyar, Chennai 600020 in T.S.No.1/15 Part, Block No.29 of Urur Village within the limit of Greater Chennai Corporation applied by **Chaitanya Builders And Leasing Private Limited**, Represented by its Managing Director Thiru.V.Ramesh Kumar Reddy GPA for M/s.Buhari Hotels and Motels Private Limited, has been examined and Planning Permission is issued based on the powers delegated by the Government in the reference 11th cited subject to the usual conditions put forth by CMDA in reference 12th cited, including compliance of conditions imposed by the Government agencies in the reference 4th, 6th, 7th & 9th cited and subject to the conditions.

2. The applicant has remitted the DC & other charges in receipt No. B0021535, dated 07.06.2022and submitted in the reference 13th cited along with the copy of the cash receipt:

Sl. No.	Charges	Amount remitted
1.	Development charges for land and building	₹ 2,29,000/-
2.	Balance Scrutiny Fees	₹ 9,000/-
3.	Security Deposit for Display Board	₹ 10,000/-
4.	Security Deposit for Building	₹ 30,77,000/-
5.	I & A Charge	₹ 46,77,000/-
6.	Shelter Charges	₹ 32,20,000/-
7.	MIDC Charges for CMWSSB	₹ 17,88,000/-

3. Applicant has also furnished an undertaking in the reference 10th cited to abide by the terms and conditions put forth in the NOC's issued by AAI, IAF,DF&RS & Police (Traffic) and the conditions imposed by CMDA in the reference 12th cited.

4. The Promoter has too submit the necessary 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 for the purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 10 (ten) 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

For CHAITANYA BUILDERS & LEASING (P) LTD.

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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 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.

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, 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 / 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.

However, the applicant has furnished the Structural design report & Drawings vetted by PWD as in the reference 8thcited.

6. 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. All other statuary clearance as applicable to this project shall be obtained by the project proponent from the competent authority.

7. The Planning Permission holder 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.

For CHAITANYA BUILDERS & LEASING (P) LTD.

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

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

10. 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.

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

12.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.

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

14.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.

15. 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 regard the applicant has furnished an undertaking.

16.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.

17. Two sets plan for the proposed development is approved and numbered as **PP/HRB/21/2022/A to D, dated14.07.2022** in Planning Permit No.**14541** are sent herewith. The Planning Permit is valid for the period from**14.07.2022 to13.07.2030.**

For CHAITANYA BUILDERS & LEASING (P) LTD.

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18. This approval is not final. The applicant has to approach the Commissioner, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

Yours faithfully,

For Member-Secretary

Encl.:
1. Two copies approved plan
2. Two copies of Planning Permission

Copy to:

1. **Chaitanya Builders And Leasing Private Limited,**
   Represented by its Managing Director Thiru.V.Ramesh Kumar Reddy GPA for M/s.Buhari Hotels and Motels Private Limited,
   Kakani Towers,
   1No.15, Khader Nawazkhan Road, Chennai – 600 006.

2. **The Deputy Planner,**
   Enforcement Cell (South),
   CMDA, Chennai 600008.
   (With one set of approved plans)

3. **The Director of Fire & Rescue Service**
   No.1, Greams Road, Chennai-600 006.
   (With one set of approved plans)

4. **The Additional Commissioner of Police (Traffic),**
   Greater Chennai,
   Vepery, Chennai – 600007.

5. **The Managing Director, CMWSSB,**
   No.75, Santhome High Road,
   MRC Nagar, R.A.Puram, Chennai - 600028
   (With one set of approved plans)

6. **The Chief Engineer,**
   TNEB, Chennai – 600002.

7. **The Commissioner of Income Tax**
   No.108, Mahatma Gandhi Road,
   Nungambakkam, Chennai – 600034.

For CHAITANYA BUILDERS & LEASING (P) LTD.

Authorised Signatory

8. **The Chairperson,**
Tamil Nadu Real Estate Regulatory Authority,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai 600008.
(With one set of approved plans)

9. Thiru.**A.VENKATAKRISHNAN,B.Arch.,**(Architect).
No.18, Third Seaward Road, Valmiki Nagar,
Thiruvanmiyur, Chennai – 600041.

10. Dr.**ALEX JACOB.M.Tech.,** (Structural Engineer)
No.41/A, Beach Road, Kalakshetra Colony,
Chennai – 600 090.

11. Thiru.**P.JAISHANKAR. D.C.E.,** (Construction Engineer)
Door No.39/20,Karpagam Garden,First Main Road,
Adyar, Chennai – 600 020.

For CHAITANYA BUILDERS & LEASING (P) LTD.

Authorised Signatory

Chennai Metropolitan Development Authority

PLANNING PERMIT

(Sec 49 of T & C. P. Act 1971)

PERMIT No. 14541 Date of Permit 14.07.2022

PP / HRB / 21 / 2022 / A to D

File No C3(A) / 0690 / 2021

Name of Applicant with Address Chaitanya Builders and Leasing (P) Ltd, Rep by its M.D. Thiru. V. Ramesh Kumar Reddy GPA for M/s. Buhari Hotels & Hotels (P) Ltd Kakaji Towers 15, Khader Nawaz Khan Road, Chennai-600 006.

Date of Application 24.11.2021

Nature of Development : ~~Layout/Sub-division of Land/Building construction/ Change in use of Land/Building~~ Planning Permission for the proposed construction of High Rise Building (HRB) with Ground + 1st Floor Consisting of Extended Basement Floor + Stilt Floor (Puzzle type Mechanised Parking) + 7 Floors

Site Address Division No. Office use Commercial Bldg at Plot No. A-1 in Approved Sub division issued by Greater Chennai Corporation, Ilam D.M-6 Old D.No. 25, 1st Avenue, Shastri Nagar, Adyar, Chennai-20 In T.S.No. 1/15 pt Block No. 29 of Urur village within Greater Chennai Corporation limit

Development Charge paid Rs. 2,29,000/- Challan No. BCC01535 Date 07.06.2022

PERMISSION is granted to the ~~layout/sub-division of land/building~~ construction/~~change in use of land/building~~ according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

3. The permit expires on 13.07.2030 the building construction work should be completed as per plan before the expiry date. If it is not possible to Complete the construction, ~~request for renewing the planning permit should be submitted to Chennai Metropolitan Development Authority before the expiry date. If it is not renewed~~ before the said date fresh. Planning Permission application/has to be submitted for continuing the construction work when the ~~Development Control~~ Rules that may be currently in force at that time will be applicable. ~~If the construction already put up is in deviation to the approved plan and in violation of rules, Planning permit will not be renewed.~~

Govt. Lr. G.O. (Ms) No. 65, H&UD (UD-I) Dept, Dated: 21.04.2022.

For MEMBER SECRETARY

30/6/2022

For CHAITANYA BUILDERS & LEASING (P) LTD.

Authorised Signatory

பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
நகரமைப்பு பிரிவு
Town Planning Section-Works

கட்டிட அனுமதி
Building Permission

(1919 ஆம் ஆண்டின் 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/WDCN13/00238/2022		C3(S)/0690/2021 - 14/07/2022	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	விண்ணப்பித்த நாள்/ Application Date
N13	N176	21/07/2022	18/07/2022
விண்ணப்பதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		CHAITANYA BUILDERS AND LEASING PVT LTD-REP. BY ITS MANAGING DIRECTOR THIRU.V.RAMESH KUMAR REDDY GPA FOR M/s.BUHARI HOTELS AND MOTELS PRIVATE LIMITED, KAKANI TOWERS, No:15, KHADER NAWAZKHAN ROAD, CHENNAI- 600006.	
சேவையின் தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:OLD 25, NEW:6,Block No:29,Survey No:T.S.No:1/15 PART, Sastri Nagar 1st Avenue,Sastri Nagar,Adyar,Urur, Chennai 600040.	
Building License Fees			904300
Road cut charges - CMWSSB SEWERAGE			89700
Road cut charges - CMWSSB, WATER			89700
Road cut charges - TNEB			89700
Scrutiny Fees			600
Workers Welfare Board			1012700
மொத்தக் கட்டணம்/ Total (In Rs.)			2186700

Amount (in words): Rupees Twenty One Lakhs Eighty Six Thousands Seven Hundred Only

Payment Details:
DD Number: 066431 Amount (In Rs.): 2186700 Date: 20/07/2022 Bank: CITY UNION BANK LTD

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

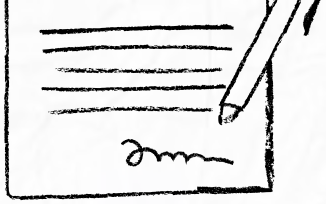
Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

அனுமதி கால முடிவு 20/07/2027
Permit Valid upto 20/07/2027

Digitally Signed by K Sundararajan
Date: 21-Jul-2022 (13:40:56)
Executive Engineer (T.P.)

For CHAITANYA BUILDERS & LEASING (P) LTD.

Authorised Signatory



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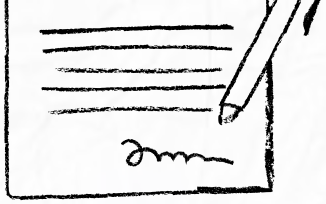
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