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PP/NHRB/N/266/2022

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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
Website: www.cmdachennai.gov.in

Letter No. PP/NHRB/N/266/2022

Dated:22.09.2022

To

The Principal Chief Engineer
Greater Chennai Corporation
Ribbon Building
Chennai – 600 003.

Sir,

Sub: CMDA – APU – 'B' Channel (North) – The Planning Permission application for the proposed construction of Group Development of Block 1 – Stilt Floor + 5Floors Residential Building with 45 dwelling units including Gym, Indoor Games separate wing connected at 5th Floor, Block 2- Stilt Floor+5Floors Residential Building with 40 dwelling units (Totally 85 Dwelling units) availing with Premium FSI at Arignar Anna Street (Victory Field Road), Madhavaram, Chennai 60, Comprised in S.No.1016 Part and 1017Part T.S.No.1/4Part,(As per Document) T.S.No.1/8, Old S.No.1005 part,1006/1,2part,1007/2,3, 1010 to 1017 (As per Patta) , Ward -B Block No.24 of Madhavaram Village, Madhavaram Taluk within the limit of Greater Chennai Corporation- Approved and forwarded to Local Body for issue of Building Permit - Regarding.

Ref:
1. The PPA received in SBC No. CMDA/PP/NHRB/N/266/2022, dated 27.05.2022
2. G.O.Ms.No.86, H&UD Department dated 28.03.2012.
3. G.O.Ms.No.86, H&UD Department dated 04.05.2017
4. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
5. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
6. G.O.Ms.No.19, H&UD [UD4(1)] Department dated 02.03.2022
7. G.O.Ms.No.152, H&UD [UD4(1)] Department dated 18.08.2022.
8. G.O.(Ms). No.18 MAWS Department, dated 04.02.2019 and published in Government Gazette No.43, Extraordinary Part-III, Section 1(a), dated 04.02.2019.
9. This Office letter even No dated 10.6.2022 addressed to the Commissioner GCC and the Tahsildar , Madhavaram.

For Hi Living Projects LLP

Partner

10. Letter No: W.D.C. No. D2/1174/2022 dated 17.06.2022 received from CE , GCC.
11. Letter No: 110/2022/A1 dated .17.06.2022 received from Special Tahsildar, Madhavaram.
12. Gift deed for Executed vide document No: 7782/2022 dated 14.09.2022 for Road Widening portion
13. This office DC advice sent to the applicant Vide this office letter even No. dated 25.08.2022
14. The applicant's letter dated :05.09.2022 and 19.09.2022

1. The Planning Permission application for the proposed construction of Group Development of Block 1 – Stilt Floor + 5Floors Residential Building with 45 dwelling units including Gym, Indoor Games separate wing connected at 5th Floor, Block 2- Stilt Floor+5Floors Residential Building with 40 dwelling units (Totally 85 Dwelling units) availing with Premium FSI at Arignar Anna Street (Victory Field Road), Madhavaram, Chennai -60, Comprised in S.No.1016 Part and 1017Part T.S.No.1/4Part,(As per Document) T.S.No.1/8, Old S.No.1005 part,1006/1,2part,1007/2,3, 1010 to 1017 (As per Patta) , Ward - B Block No.24 of Madhavaram Village, Madhavaram Taluk within the limit of Greater Chennai Corporation in the reference 1st cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 13th cited.

2. The applicant has remitted the following charges in the reference 14th cited.

Sl. No.	Description	Total Amount	
1.	Development Charges	Rs.1,20,000 /-	DC Receipt No. B0022069 dated 05.09.2022
2.	Scrutiny charges	Rs.18,000/-	
3.	Regularization Charges	Rs.3,12,000/-	
4.	Security Deposit for Building	Rs.19,15,000/-	
5.	Security Deposit for display board	Rs. 10,000/-	
6.	Infrastructure & Amenities charges	Rs.30,27,000/-	
7.	Premium FSI Charges	Rs.66,95,000/-	
8.	Shelter Fee Charges	Rs.8,06,000/-	
9.	OSR Charges	Rs.44,84,000/-	
10.	CMWSSB Charges	Rs.22,25,000/-	
11.	Flag day charges	Rs.500/-	

3. Two sets of approved Plans are Numbered as **PP/NHRB/272/2022 A to J dated.22.09.2022** in **Planning Permit No.15049** are sent herewith. The **Planning Permit** is valid for the period **from 22.09.2022 to 21.09.2030.**

4. The Local Body 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 Govt. in G.O.Ms.No.112, H&UD Dept. dated 22.6.2017, to carry out the provisions of Real Estate (Regulation and 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 difference 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 Local Body concerned.

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,

22/9/22

For Member Secretary

22/9/2022

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

Copy to:

1. M/s Hiliving Projects LLP., rep. by its Partner Thiru.Praveen Kumar Darda Gpa of Thiru .Dinesh Kumar Darda and Thiru.Rakesh Jain
Door No. 7 , Ponmari Tower,
Montieth Lane, Egmore, Chennai :600008 .

2. **The Member**
Appropriate Authority
108, Uthamar Gandhi Salai
Nungambakkam, Chennai – 600 034.

3. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road
Nungambakkam, Chennai - 600 034.

4. **The Senior Planner**
Enforcement Cell CMDA,
Chennai – 600 008.

5. **The Chief Engineer**
CMWSSB
No.1, Pumping Station Road,
Chintadripet,
Chennai – 600 002.

6. **The Chairperson,**
TNRERA
Door No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008.

Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 15049

Date of Permit 22.9.2022

PP/NHRB/272/2022 A to J

File No PP/NHRB/N/266/2022

Name of Applicant with Address M/s. Hiliving Projects LLP. Rep. by its Partner Thiru. Praveen Kumar Darda GPA of Dinesh Kumar Darda and Rakesh Jain No.7, Ponmari Tower, Montieth Lane, Egmore, Chennai-8.

Date of Application 27.5.2022.

Nature of Development : ~~Layout/Sub-division of Land~~/Building construction/

ANNEXURE

Chennai Metropolitan Development Authority

PERMIT No. 15049

Planning Permission No. PP/NHRB/272/2022 A to J

File No. **PP/NHRB/N/0266/2022** Date.22.09.2022

To

M/s Hiliving Projects LLP., rep. by its Partner Thiru.Praveen Kumar Darda Gpa of Thiru .Dinesh Kumar Darda and Thiru.Rakesh Jain

Door No. 7 , Ponmari Tower, Montieth Lane, Egmore, Chennai :600008 .

Area Plans Unit – 'B' Channel (North) –Planning Permission for the proposed construction of Group Development of Block 1 – Stilt Floor + 5Floors Residential Building with 45 dwelling units including Gym, Indoor Games separate wing connected at 5th Floor, Block 2- Stilt Floor+5Floors Residential Building with 40 dwelling units (Totally 85 Dwelling units) availing with Premium FSI at Arignar Anna Street (Victory Field Road), Madhavaram, Chennai -60, Comprised in S.No.1016 Part and 1017Part T.S.No.1/4Part,(As per Document) T.S.No.1/8, Old S.No.1005 part,1006/1,2part,1007/2,3, 1010 to 1017 (As per Patta) , Ward -B Block No.24 of Madhavaram Village, Madhavaram Taluk within the limit of Greater Chennai Corporation

Permit Expires on 21.09.2030

For Hi Living Projects LLP

Praveen

Partner

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)

கட்டிட அனுமதி எண் / Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA WDCN03/00315/2022		PP/NHRB/N/266/2022 - 22/09/2022	
மண்டலம் / Zone	வார்டு / Ward	அனுமதி நாள் / Approval Date	விண்ணப்பித்த நாள் / Application Date
N03	N025	28/09/2022	22/09/2022

விண்ணப்பதாரரின் பெயர் மற்றும் முகவரி / Applicant name & address	HILIVING PROJECTS LLP-REP. BY ITS PARTNER THIRU.PRAVEEN KUMAR DARDA GPA OF THIRU. DINESH KUMAR DARDA & THIRU. RAKESH JAIN. DOOR No.7, Ponmari Tower, Montieth Lane, Egmore. CHENNAI-600008.
மேம்பாடு தன்மை / Service Type	Building Permit for CMDA Approved Plan
மனை அமைவிடம் / Plot address	Block No:WARD-B, BLOCK:24,Survey No:T.S.No:1/4PART(DOC)&1/8, ARINGER ANNA STREET,ALEX NAGAR B COLONY(N025),MADHAVARAM,Madhavaram, Chennai,
Building License Fees	1085300
Road cut charges - CMWSSB SEWERAGE	41200
Road cut charges - CMWSSB, WATER	41200
Road cut charges - TNEB	41200
Scrutiny Fees	600
Street Alignment Charges	115000
Tentative improvement charges	1057100
Workers Welfare Board	1255200
மொத்தக் கட்டணம் / Total (In Rs.)	3636800

Amount (in words): Rupees Thirty Six Lakhs Thirty Six Thousands Eight Hundred Only

Payment Details:

DD Number: 099943 Amount (In Rs.): 3636800 Date: 27/09/2022 Bank: FEDERAL BANK

இவ் குறியீட்டு நிபந்தனைகளுக்கு உட்பட்டு 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

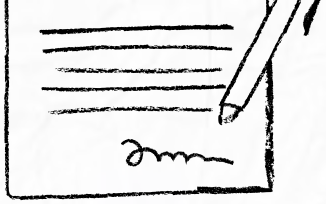
அனுமதி கால முடிவு 27/09/2027
Permit Valid upto 27/09/2027

Digitally Signed by K Sundararajan
Date: 28-Sep-2022 (17:52:58)
Executive Engineer (T.P.)

For Hi Living Projects LLP

Praveen

Partner



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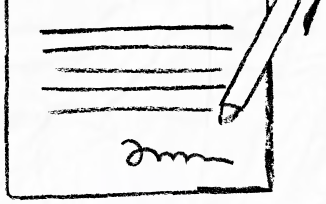

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