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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.PP/NHRB/S(B2)/0750/2022

Dated: 25.08.2022

To

The Principal Chief Engineer,

Greater Chennai Corporation

Chennai- 600 003.

Sir,

Sub: CMDA – Area Plans Unit - 'B' Channel (South) - Planning Permission Application is for the Proposed Construction of Stilt Floor + 5 Floors with 20 Dwelling Units with availing premium FSI at Residential Building (18.30m height) at Plot No. E153/1, & E153/2, 6th Cross Street & 7th Cross Street, Besant Nagar, Chennai-600090 comprised in T.S No.4 Part, 7Part, 8Part (as per Document) and T.S.No.4/9 & 7/2 (as per Patta), Block No.40 of Urur Village within the 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(B2)/0750/2022, dated.20.12.2021.
 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 online DC letter even No. dated.02.08.2022.
 8. Applicants letter dated.02.08.2022 & 10.08.2022

The Planning Permission Application is for the Proposed Construction of Stilt Floor + 5 Floors with 20 Dwelling Units with availing premium FSI at Residential Building (18.30m height) at Plot No. E153/1, & E153/2, 6th Cross Street & 7th Cross Street, Besant Nagar, Chennai-600090 comprised in T.S No.4 Part, 7Part, 8Part (as per Document) and T.S.No.4/9 & 7/2 (as per Patta), Block No.40 of Urur Village within the Greater Chennai

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Corporation received 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	₹ 40,000/-	Receipt No. B0021953, Dated.11.08.2022
ii)	Scrutiny Fee	₹ 6000/-	
iii)	Security Deposit for Building	₹ 5,80,000/-	
iv)	Security Deposit for Display Board	₹ 10,000/-	
v)	Infrastructure & Amenities Charges	₹ 8,91,000/-	
vi)	Premium FSI Charges	₹ 1,30,00,000/-	
vii)	Regularization Charges	₹ 92,000/-	
viii)	MIDC Charges	₹ 6,75,000/-	
ix)	Flag Day	₹ 500/-	

3. Two sets of approved Plans are numbered as **PP/NHRB/252/2022/A&B, dated 25.08.2022 Planning Permit No.15029** are sent herewith. The Planning Permit is valid for the period from **25.08.2022 to 24.08.2030**.

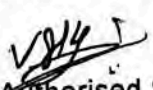
4. The Localbody is requested to ensure water supply and sewerage disposal facility for the proposal before issuing building Permit. It shall be ensured that all wells, overhead tanks are hermitically sealed with properly protected vents to avoid mosquito menace. Non provision of rain water harvesting 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

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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 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 Commissioner, Tambaram 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.

for Sri Ramabhakta Real Estates LLP for Sri Ramabhakta Real Estates LLP

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12. The Planning Permission issued under New Rule TNCDBR, 2019 is subject to final Out come of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos.6912 & 6913 of 2019.

Yours faithfully,


for Senior Planner 25/8/22
25/8/2022 25/8/22

Encl:-

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

Copy to:

1. **M/s.Ramaniyam Real Estates Pvt .Ltd**
No.17/35, 2nd Main Road,
Gandhi Nagar, Adyar,
Chennai-600020.
2. **The Deputy Planner**
Enforcement Cell (South), CMDA,
Chennai -600008.(With one set of approved plan).
3. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai-600034.
4. **The Member**
Appropriate Authority
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai-600034.
5. **The Chair Person,**
TNRERA,CMDA Tower II
Chennai.600 008
(Along with one set of approved plan)
6. **The Chief Engineer,**
CMWSSB,
No.75, Santhome High Road,
Raja Annamalaipuram, MRC Nagar,
Chennai-600028.

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Chennai Metropolitan Development Authority
PLANNING PERMIT
(Sec 49 of T & C. P. Act 1971)

PERMIT No. **15029** Date of Permit **25.08.2022**
PP/NHRB/252/2022/A4 B M/S. RAMABHAKTA REAL
ESTATE PVT LTD
NP. 17/35, 2nd Main Road
Adgar, ch-600 020
File No **P.P./NHRB/SCB2/0.750/2021**

Name of Applicant with Address

Date of Application

Nature of Development : ~~Layout/Sub-division of Land/Building construction/~~
Charge in use of Land/Building
PP for the proposed construction of 5th floor + 5 floors (10-30m ht)
residential building with 20 D.U. with availing Premium FSI
Site Address at plot no. E153.1.2.E.153/2, 6th Cross Street + 1st cross
Street, Besant Nagar, Ch-600 040, Chennai, Tamil Nadu
B part Caster document + T.S. NO. 4/9 + 7/2 as per PWD, Block NO. 40
Division No ~~of over village~~

Development Charge paid Rs. **40,000/-** Challan No **20021953** Date **11/09/2022**

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 **24.08.2030** 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.

For MEMBER SECRETARY

For Sri Ramabhakta Real Estates LLP

Authorised Signatory

For Sri Ramabhakta Real Estates LLP

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பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
 நகரணிப்பு பிரிவு
Town Planning Section-Works
 கட்டிட அனுமதி

Building Permission
 (1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி.)
 (1919 MCMC Act Section 238)

கட்டிட அனுமதி எண்/ Building Plan No		தீட்ட அனுமதி எண்/Plan Submission No	
CBBA/WDCN13/00281/2022		PP/NHRB/S(B2)/0750/2022 - 25/08/2022	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுத்தாக்க நாள்/ Application Date
N13	N176	01/09/2022	26/08/2022
மனுத்தாக்கி பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		RAMANIYAM REAL ESTATES PVT LTD-No:17/35, 2nd MAIN ROAD, GANDHI NAGAR, ADYAR, CHENNAI-600020.	
சேவையளிக்கும் தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Block No:40,Plot No:E153/1&E153/2, Survey No:TS.No:4/PT,7PT,8PT(DOC)&T.S.No:4/9&7/2(PATTA), 6th & 7th CROSS STREET, 6th Lane(M to N174), Besant Nagar, Besant Nagar, Urur, Chennai, 600090	
Building License Fees		293400 ✓	
Road cut charges - CMWSSB SEWERAGE		28500 ✓	
Road cut charges - CMWSSB, WATER		21400 ✓	
Road cut charges - TNEB		21400 ✓	
Scrutiny Fees		600 ✓	
Workers Welfare Board		374100 ✓	
மொத்தக் கட்டணம்/ Total (In Rs.)		739400 ✓	

Amount (in words): Rupees Seven Lakh Thirty Nine Thousands Four Hundred Only

Payment Details:

DD Number: 016027 Amount 739400 Date: 29/08/2022 Bank: HDFC BANK
 (In Rs.):

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 31/08/2027 ✓
 Permit Valid upto 31/08/2027 ✓



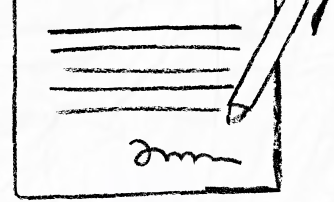
Digitally Signed by K
 Sundararajan
 Date: 01-Sep-2022 (11:40:57)
 Executive Engineer (T.P.)

For Sri Ramabhakta Real Estates LLP

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our services doesn't just end there



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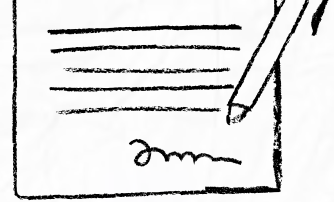
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real estate journey

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