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3361

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)/529/2020 **Dated:15.11.2022**

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

Sir,

Sub: CMDA – APU – HRB (South) Division –Planning Permission for the Proposed construction of HighRise Building (HRB) consisting of Extended Basement floor + Stilt floor + 9 floors + 10th floor (part) ResidentialBuilding with 146 du availing with **Premium FSI**, bearing T.S. No. 4/12 (as per doc T.S.No. 4pt), Block No.31 ofKodambakkam village at No. 38/A to 38/F, Block No. M-1 to M-9, Anugragha Colony, 3rd Avenue, 1st CrossStreet, Ashok Nagar, Chennai – 600 083, within the limits of Greater Chennai Corporation, applied by M/s. Ramaniyam Real Estates (P) Ltd,- Approved and forwarded to the local body for issue of building license - Regarding.

1. Planning Permission Application received in the APU No. CMDA/HRB /S/529/2020, dated 25.09.2020.
2. Minutes of the 258th MSB panel meeting held on 03.12.2020.
3. NOC from Police (Traffic) received in letter Rc.No.Tr/license /879/18307/2020, dated 09.11.2020.
4. NOC from AAI in letter No. CHEN/SOUTH/B/113020/513443 dated 24.12.2020.
5. NOC from DF&RS in letter R.Dis.No.14056/C1/2020, PP NOC No.139/2020, Dated 30.12.2020.
6. This office letter even No. dated 14.12.2020 addressed to Government.
7. Government letter (Ms) No.05, H&UD(UD1) Dept, dated 07.01.2021.
8. This office DC advice online letter No. CMDA / PP / HRB / S / 0529 / 2020, dated 17.03.2021.
9. Structuraldesign,drawing & report vetted by PWD on 19.04.2021.
10. The applicant letter dated 22.04.2021 (DRC enclosed)
11. This officeletter even (Revised DC advice)No.dated 21.09.2021.
12. NOC from CMRL in letter No. CMRL / CONS – DESOPH1 (2)/ 3 /2021, dated 04.10.2021.
13. The applicant letter dated 02.11.2021(Bank Guarantee).

14. Environmental Clearance in letter No. SEIAA - TN / F. No. 8706 / EC / 8(a) / 830 / 2022, dated 12.05.2022.
15. The applicant letter dated 02.11.2021 and 18.08.2022 (DRC enclosed)
16. This office letter even (Revised DC advice) No.dated 14.10.2022.
17. Applicant letter dated 08.06.2022 with undertakings & 25.10.2022 along with DC & other charges remittance receipt.

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The Planning Permission Applicationfor the Proposed construction of High Rise Building (HRB) consisting of Extended Basement floor + Stilt floor + 9 floors + 10th floor (part) Residential Building with 146 du availing with **Premium FSI**, bearing T.S. No. 4/12 (as per doc T.S.No. 4pt), Block No.31 of Kodambakkam village at No. 38/A to 38/F, Block No. M-1 to M-9, Anugragha Colony, 3rd Avenue, 1st Cross Street, Ashok Nagar, Chennai – 600 083, within the limits of Greater Chennai Corporation, applied by M/s. Ramaniyam Real Estates (P) Ltd has been examined and Planning Permission is issued based on the Government approval accorded in the reference 7th cited subject to the usual conditions put forth by CMDA in reference 8th, 11th& 16thcited, including compliance of conditions imposed by the Government agencies in the reference 3rd,4th,5th,12th&14th cited and subject to the conditions.

2. The applicant has remitted the DC & other charges in receipt No. B0022333, dated 20.10.2022.

Sl. No.	Charges:	Amount remitted:
1)	Development charges for land and building	₹.3,80,000/-
2)	Balance Scrutiny Fees	₹.50,000/-
3)	Regularisation charge for land	₹.5,50,000/-
4)	Security Deposit for Building	₹.52,40,000/- (Bank Guarantee furnished)
5)	Security Deposit for Display Board	₹.10,000/-
6)	I & A Charge	₹.80,35,000/-
7)	Premium FSI Charges: Total amount ₹.**4,19,00,000/-** i)DRC No. 084/2019, dated 01.07.2019 of ₹.29,49,834/- adjusted on 02.09.2021. ii)DRC No. 066/2018, dated 13.08.2022 of ₹.3,42,82,62 adjusted on 30.09.2022:	₹.46,67,537/-
8)	Shelter Charges	₹.1,17,00,000/-
9)	MIDC Charges for CMWSSB	₹.50,30,000/-

3. The Applicant has furnished the Bank Guarantee of Rs. 52,40,000/- (Rupees Fifty two lakh Forty Thousand Only) towards Security Deposit for Building from AXIS Bank, Anna salai Branch, Chennai-600 002 vide B.G. No. 11650100019325, dated 10.08.2021 valid up to 06.08.2026.

The premium FSI charges adjusted in DRC No. 084/2019, dated 01.07.2019 of ₹.29,49,834/- adjusted on 02.09.2021 and DRC No. 066/2018, dated 13.08.2022 of ₹.3,42,82,629/-adjusted on 30.09.2022 and balance Premium FSI charges of Rs.46,67,537/- was remitted

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 the 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 and overhead tanks are hermetically sealed with properly protected vents to avoid mosquito menace. Non provision of rainwater 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 a 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 the Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality Act, Tamil Nadu Panchayat Act. The Planning Permission issued under the provision of the 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 have signed in the plan to ensure safety during construction and after construction and also for the continued structural stability of the buildings. In this regard, the applicant along with the Architect and Structural Engineer and Construction Engineer has furnished the 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 9thcited.

6.Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favor of the applicant. Before issuing Planning Permission for any development, CMDA in this regard, checks only the aspect of the 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 of 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 is not weakened / Damaged during the construction of the Basement floor and also to provide lighting & ventilation and protection from fire to the satisfaction of Director of Fire and Rescue Service.

8.Applicant has to erect a 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 at least be 50 Kilograms per Sq.m. All new buildings shall have solar-assisted water heatingsystems installed before they are utilized for business or other activities.

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 a 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 the security deposit will not be considered for issuance of a 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 intervals 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 of the plan for the proposed development are approved and numbered as **PP/HRB/48/2022/A to G,** dated **15.11.2022** in Planning Permit No.**14568** are sent herewith. The Planning Permit is valid for the period from **15.11.2022 to 14.11.2030.**

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,

17/11/2022

For **Member-Secretary**

17/11/22

Encl :

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

Copy to:

1. **M/s. Ramaniyam Real Estates (P) Ltd,**
   No.17/35, 2nd main Road, Gandhi Nagar,
   Adayar, Chennai – 600 020.

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, PChennai – 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.

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

9. Thiru.**P.V.Dilip Raj**,(Architect).
   No.10, Govindasamy street, Kttabomman Block,
   Jaffarkhanpet, Chennai – 600083.

10. Thiru.**A.G.V.Desigan,** (Structural Engineer)
    New No.33, Old No.115, 2nd floor, Padmanabha Nagar, 5th Street,
    Adayar, Chennai-600 020.

11. Thiru.**S.N.Natarajan,** (Construction Engineer)
    Ramaniyam Gauravv-Phase-2, Block-2,
    Flat No.1E, Model School Road,
    Sholinganallur, Chennai – 600 119.

3369

Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 14568 Date of Permit 15.11.2022

PP/HRB/48/2022/A to G

File No C3(S)/529/2020

Name of Applicant with Address M/s. Ramaniyam Real Estates (P) Ltd.,
No 17/35, 2nd Main Road,
Gandhi Nagar, Adyar, Chennai-20

Date of Application 25.09.2020

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

Site Address Planning Permission for the Proposed construction of High Rise Building (HRB) consisting of Extended Basement floor + Stilt floor + 9 Floors + 10th Floor (part) Residential Building with 146 d/u mailing with Pre-FSI bearing T.S.No 4/12 (as per doc T.S.No 4pt), Block No 31 of Kodambakkam village, at No 38/A to 38/F, Block No. M1 to M9, Anugraha Colony, 3rd Ave, 1st Cross Street, Ashok Nagar, Chennai-83, within Greater Chennai Corporation limit

Division No.

Development Charge paid Rs. 3,80,000/- Challan No. B0022333 Date 20.10.2022

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 14.11.2030 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 05, HUD (UDI) Dept. Dated: 07.01.2021.

For MEMBER SECRETARY

11/11/2022

3371

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/WDCN10/00360/2022		C3(S))/529/2020 - 15/11/2022	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N10	N135	23/11/2022	18/11/2022
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		RAMANIYAM REAL ESTATES PVT LTD-No:17/35, 2ND MAIN ROAD, GANDHI NAGAR, ADYAR, CHENNAI-600020.	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Block No:31,Plot No:BLOCK No: M-1 TO M-9, Survey No:T.S.No:4/12,4PT, ANUGRAGHA COLONY, Iii Avenue,Ashok Nagar(N135),Ashok Nagar(N135),Kodambakkam, Chennai, 600083	
Building License Fees		3225900	
Road cut charges - CMWSSB SEWERAGE		53700	
Road cut charges - CMWSSB, WATER		53700	
Road cut charges - TNEB		53700	
Scrutiny Fees		600	
Workers Welfare Board		3786200	
மொத்தக் கட்டணம்/ Total (In Rs.)		7173800	

Amount (in words): Rupees Seventy One Lakhs Seventy Three Thousands Eight Hundred Only

Payment Details:

DD Number: 270573 Amount (In Rs.): 7173800 Date: 22/11/2022 Bank: AXIS BANK LTD.

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

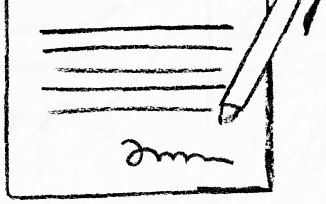
Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

அனுமதி கால முடிவு 22/11/2027

Permit Valid upto 22/11/2027

Digitally Signed by K Sundararajan
Date: 23-Nov-2022 (16:09:01)

Executive Engineer (T.P.)



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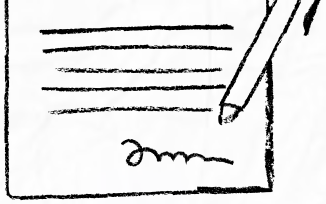
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