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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)/033/2019 **Dated: 01.12.2021**

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 Permission for the proposed construction of High Rise Building for commercial cum residential building with Combined Double Basement Floor(Parking) + Stilt Floor(Parking) + 1st Floor to 3rd Floor (Commercial use) + over and above 2 towers each with 4th Floor to 10th Floor Residential buildings with 56 dwelling units and Gym at 3rd Floor, at New Door No. 302/1 & 2, 304 (Old Door No. 152, 152/1 & 2) Purasaiwakkam High Road, Kilpauk, Chennai – 10 comprised in R.S. No. 3048 (Old S.No. 63), Block No. 49 of Purasawakkam Village, within the limits of Greater Chennai Corporation, applied by **M/s. Rainbow Foundations Ltd (GPA),** Rep. by Mr. Gajaraj Jain – Approved - Reg.

Ref:
1. Planning Permission Application received in MSB/2019/0033 dt.25.02.2019.
2. Minutes of 248thMSB Panel meeting held on 28.02.2019.
3. This office letter even no. dated. 15.03.2019.
4. NOC issued by AAI in NOC ID: CHEN/SOUTH/B/030519/376906 dt. 06.03.2019.
5. NOC issued by IAF in letter no. TAM/5218/1/ATC (PC-10/19) dt. 15.03.2019.
6. NOC issued by the Police (traffic) in letter no. Tr./License/251/5763/2019 dt. 04.04.2019.
7. The applicant letter received dt.22.03.2019 & 23.04.2019.
8. NOC issued by DF&RS in Lr.No.R.Dis.No.4620/C1/2019, R.Dis.No.4749/C1/2019 PP.NOCNo.49/2019 dated 12.04.2019.
9. This office letter even no. dt. 26.04.2019 addressed to the CMRL.
10. This office letter even no. dt. 26.04.2019 addressed to the Government.
11. Letter no. 9566 UD-1/2019 – 1 dt. 17.05.2019 received from the Deputy Secretary to Government.
12. This office letter even no. dt. 06.06.2019 addressed to the Government.
13. Letter no. 12739/UD-I/2019-1 dt. 27.06.2019 received from the Govt.,
14. This office letter even no. dt. 09.07.2019 addressed to the Government.
15. Govt., letter (Ms)no. 111 H & UD (UD-1) dept., dt. 31.07.2019.

16. This office letter addressed to the SRO, Pursaiwalkkam even no dt.09.10.2019.
17. GLV letter no. 427/2019 dt. 10.10.2019 received from SRO, Purasaiwalkkam.
18. This office letter even no dt. 01.11.2019.
19. Your letter received on.28.11.2019.
20. This office remainder letter even no dt. 09.01.2020.
21. This office letter even no. dated 30.05.2020
22. Government letter No. 15327/UD-I(1)/2020-1,dated 12.11.2020 Received from H&UD Department .
23. This office letter even no dt. 30.12.2020.
24. Your letter received on.03.03.2021.
25. This office letter even no. dated 09.04.2021.
26. NOC issued by CMRL in letter no. CMRL/CON/DES/NOC/215/2021 dt.26.07.2021.
27. This office letter even no. dated 05.08.2021.
28. This office letter even no. dated 23.08.2021.
29. The applicant letter dt. 24.08.2021.
30. This office letter even no. dated 08.09.2021.
31. The applicant letter dt. 07.09.2021.
32. Environmental clearance (EC) issued in letter no. SEIAA-TN/F.6855/EC/8(a)/663/2019 dt.18.10.2019.
33. The applicant letter dt. 21.09.2021.
34. This office letter even no. dated 11.10.2021.
35. The applicant letter dt. 22.10.2021.

The Planning Permission Application received in the reference 1st cited Permission for the proposed construction of High Rise Building for commercial cum residential building with Combined Double Basement Floor(Parking) + Stilt Floor(Parking) + 1st Floor to 3rd Floor (Commercial use) + over and above 2 towers each with 4th Floor to 10th Floor Residential buildings with 56 dwelling units and Gym at 3rd Floor, at New Door No. 302/1 & 2, 304 (Old Door No. 152, 152/1 & 2) Purasaiwakkam High Road, Kilpauk, Chennai – 10 comprised in R.S. No. 3048 (Old S.No. 63), Block No. 49 of Purasawakkam Village, within the limits of Greater Chennai Corporation, applied by **M/s. Rainbow Foundations Ltd (GPA),** Rep. by Mr. Gajaraj Jain has been examined and Planning Permission is issued based on the Government Order issued in the reference 15th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by other Government Agencies in the references 4th to 6th , 8th , 26th & 32nd cited above.

2. The applicant has remitted the following charges vide receipt no. **B0016187** dt. 09.03.2020 furnished in the reference 31st cited and remitted the Flag day fund in receipt no.**781022** dt.27.11.2019 furnished in the reference 35th cited :

i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	**Rs. 5,50,000/-** (Rs. Five Lakhs and Fifty Thousands only)

ii)	Balance Scrutiny Fee	**Rs.55,000/-** (Rs. Fifty Five Thousands only)
iii)	OSR charges	**Rs.2,33,10,000/-** (Rs. Two Crores and Thirty Three Lakhs and Ten Thousands only)
iv)	Infrastructure & Amenities Charges	**Rs. 1,04,05,000/-** (Rs. One Crore and Four Lakhs and Five Thousands only)
v)	Security Deposit for Display Board	**Rs. 10,000/-** (Rs. Ten Thousands only)
vi)	Shelter Fee	**Rs. 1,43,65,000/-** (Rs. One Crore and Forty Three Lakhs and Sixty Five Thousands only)
vii)	Flag day Contribution	**Rs. 500/-** (Rupees Five Hundred only)

3. The applicant has furnished Original copy of Bank Guarantee No. **0001NDDG00003922** Dt.23.08.2021 for an amount of **Rs.77,05,000 /-** (Rupees Seventy Seven Lakhs Five Thousand only) towards the remittance of **SD for Building** issued by the ICICI Bank, Cenotaph Road Branch, Chennai – 600 018. Valid up to **22.08.2026** and the applicant has also furnished Original Amendment copy of Bank Guarantee No. **0001NDDG00003922** Dt.17.09.2021 for the Bank Guarantee No. **0001NDDG00003922** Dt.23.08.2021.

4. The applicant has furnished the Demand Draft No. 011059 dt. 21.11.2019 issued by Axis Bank in favour of M.D., CMWSSB for an amount of **Rs. 54,20,000**/- (Rupees Fifty Four Lakhs and Twenty Thousand only) towards MIDC charges.

5. The applicant has to comply with all the conditions stipulated in the NOCs/revised NOCs issued by the Police (Traffic), DF&RS, AAI, IAF, CMRL and Environmental Clearance. In this regard, the applicant has also furnished an undertaking in the reference 3rd 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, IAF, 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 TNCDBR - 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.

The applicant has also furnished structural design drawing for the proposed building vetted by the Superintending engineer, PWD dt. 26.02.2021 in the reference 33rd 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.

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 plan for the proposal is approved and numbered as Planning Permission **No. C/PP/MSB/58 (A to I) /2021,** dated **01.12.2021** in **Permit No. 14511** are sent herewith. The Planning Permission is valid for the period from **01.12.2021** to **30.11.2026.**

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,

02.12.2024

for **MEMBER-SECRETARY**

02/12/2024

Encl :

1. Two copies approved plan
2. Two copies of Planning Permission
3. Copy of Govt., letter in the reference 15th cited.

Copy To:

1. **M/s. Rainbow Foundations Ltd (GPA),**
   Rep. by Mr. Gajaraj Jain,
   No. 4, Thanikachalam street,
   T.Nagar,Chennai-600 017.
   (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. **REENA NISHANTHI LYDIA.P.,B.Arch.,** Class -1 R.A.549/2009
   CA/2009/46301
   Door No.31/14, II floor, Cenotaph Road I Street,
   Alwarpet, Chennai-600 018.
9. **Thiru.A.PERAMAIYAN, M.E.,(Struct.),**
   Structural Engineer,
   Corporation of Chennai Licensed Surveyor Class-1 No.1773
   Door No.31/14, Besant Avenue,
   Chennai, Chennai-600 020.

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/WDCN08/00392/2021		C3(N)/033/2019 - 01/12/2021	
மண்டலம் Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	விண்ணப்பிக்கப்பட்ட நாள்/ Application Date
N08	N103	03/01/2022	10/12/2021
விண்ணதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		RAINBOW FOUNDATIONS LTD GPA REP BY Mr GAJRAJ JAIN-No:4, THANIKACHALAM STREET, T.NAGAR, CHENNAI - 600017.	
வேண்டப்படும் சேவை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:302/1&2,304, Old:152,152/1&2,Block No:49,Survey No:R.S.No:3048, Purasaiwakkam High Rd,Kilpauk,Purasaiwakkam,Purasaiwakam, Chennai, 600010	
Building License Fees			3026100
Road cut charges - CMWSSB SEWERAGE			76500
Road cut charges - CMWSSB, WATER			76500
Road cut charges - TNEB			76500
Scrutiny Fees			600
Workers Welfare Board			3612000
மொத்தக் கட்டணம்/ Total (In Rs.)			6868200

Amount (in words): Rupees Sixty Eight Lakhs Sixty Eight Thousands Two Hundred Only

Payment Details:

DD Number: 529008 Amount (In Rs.): 6868200 Date: 20/12/2021 Bank: ICICI BANK

இன் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

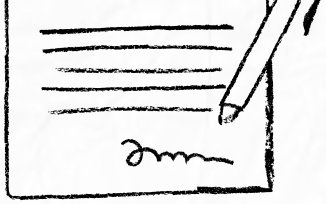
Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

அனுமதி கால முடிவு 02/01/2027

Permit Valid upto 02/01/2027

Digitally Signed by K Sundararajan
Date: 03-Jan-2022 (15:31:22)

Executive Engineer (T.P.)



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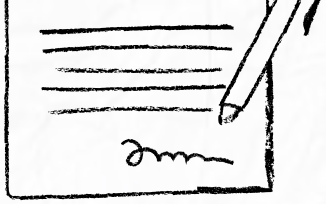
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We're honored to be part of your real estate journey

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