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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. CMDA/PP/HRB/N/031/2022, dated: 28.12.2022

To

The Commissioner,
Greater Chennai Corporation,
Ripon Buildings,
Chennai – 600 003.

Sir,

Sub: CMDA – Area Plans Unit – HRB(North) Division – Planning Permission for the revised proposal for the proposed construction of High Rise Residential cum commercial Group Development buildings consisting of **2 Blocks** with Combined and extended 1st Basement Floor (Parking) for **Block – A & B** and Extended 2nd Basement Floor (Parking) for **Block – A** over and above Stilt Floor (Parking) + 1st Floor (Children's Indoor Games, Mini. Theatre, Gym, Tennis, Spiritual Room, Swimming Pool and 3 Dwelling units) + 2nd Floor to 18th Floor + 19th Floor (Part) with 143 dwelling units, **Block B:** Ground Floor (Office use) + 1st Floor (Office use) + 2nd Floor (Kitchen with Dining) + 3rd & 4th Floor (Guest Rooms) Commercial use at New Door Nos. 5, 5A, 5B, 5C & 5D (Old Door No. 2, 2A, 2B, 2C & 2D), Demellows Road, Choolai, Chennai – 600 012 comprised in R.S.No.1289/3, Block No. 34 of Vepery Village, Purasawakkam Taluk, Greater Chennai Corporation limit, applied by **M/s. Rainbow Foundations Limited** represented by Mr. Gajaraj Jain – Approved - Reg.

- Ref:**
1. PPA received in SBC no. CMDA/PP/HRB/N/0031/2022 Dt. 18.01.2022.
 2. Earlier Planning Permission for the proposed construction of Residential cum Commercial building issued based on Govt. Letter (Ms) No.81 H&UD, (UD-1) Department dated 31.05.2019 in Planning Permission No. C/PP/MSB/40 (A to J)/2021 in Letter No. C3(N)/270/2018 dated 24.07.2021.
 3. NOC issued by AAI in NOC ID: CHEN/SOUTH/B/07131819/378752 Dt.19.03.2019.
 4. NOC issued by IAF in Letter No. TAM/5218/1/ATC (PC-19/19) Dt.04.04.2019.
 5. NOC from PWD issued in Letter No. DB/T5(3)/F. CMDA – SEIAA – Vepery/2020/dated 15.09.2020.
 6. EIA Clearance in Letter No. SEIAA-TN/F.No.6810/EC/8(A)/753/2020, dated 16.03.2021.
 7. This office letter dated 09.02.2022 addressed to Police (Traffic) and DF & RS.
 8. This office letter even no dt. 09.03.2022 to the applicant.

9. NOC issued by the Police (Traffic) in letter No. Tr./License/89/3424/2022 dt.13.04.2022.
10. NOC issued by the DF&RS in letter no. C1/3900/2022, PP. NOC. No.59/2022 dt.27.04.2022.
11. This office reminder letter even no dt. 17.05.2022 to the applicant.
12. The Applicant letter dt. 17.06.2022.
13. Minutes of the MSB Panel meeting held on 14.07.2022.
14. This office letter even no dt.27.07.2022 to the applicant.
15. Minutes of 4th HRB Committee held on 05.08.2022.
16. Amendment issued by the DF&RS in letter no. C1/10189/2022 dt.22.08.2022 to the earlier NOC.
17. This office reminder letter even no. dated 14.09.2022 to the applicant.
18. The Applicant Letter dated. 15.09.2022.
19. Structural design vetted by Superintending Engineer, PWD dt.14.09.2022.
20. This office D.C & other charges demand issued in letter even no dt.11.10.2022.
21. The Applicant Letter dated. 04.11.2022, 17.11.2022 & 12.12.2022 along with receipts for remittance of DC amounts, undertakings.

The Planning Permission Application received in the reference 1st cited for the revised proposal for the proposed construction of High Rise Residential cum commercial Group Development buildings consisting of **2 Blocks** with Combined and extended 1st Basement Floor (Parking) for **Block – A & B** and Extended 2nd Basement Floor (Parking) for **Block – A** over and above Stilt Floor (Parking) + 1st Floor (Children's Indoor Games, Mini. Theatre, Gym, Tennis, Spiritual Room, Swimming Pool and 3 Dwelling units) + 2nd Floor to 18th Floor + 19th Floor (Part) with 143 dwelling units, **Block B:** Ground Floor (Office use) + 1st Floor (Office use) + 2nd Floor (Kitchen with Dining) + 3rd & 4th Floor (Guest Rooms) Commercial use at New Door Nos. 5, 5A, 5B, 5C & 5D (Old Door No. 2, 2A, 2B, 2C & 2D), Demellows Road, Choolai, Chennai – 600 012 comprised in R.S.No.1289/3, Block No. 34 of Vepery Village, Purasawakkam Taluk, Greater Chennai Corporation limit, applied by **M/s. Rainbow Foundations Limited** represented by Mr. Gajaraj Jain has been examined and Planning Permission is issued based on the orders of HRB Committee in the reference 15th cited subject to the usual conditions put-forth by CMDA including compliance of conditions imposed by other Government Agencies in the references 3rd to 6th, 9th, 10th & 16th above.

2.The applicant has remitted the following charges vide Receipt No. B0022439 dt.16.11.2022 and Flag day fund in receipt no. 013717 dt 16.11.2022 furnished in the reference 21st cited:

i)	Development charges for Land & Building	Rs. 1,00,000/- (Rupees One Lakh only)
ii)	Balance Scrutiny Fee	Rs. 60,000/- (Rupees Sixty Thousand only)
iii)	I & A Charges	Rs. 37,30,000/- (Rupees Thirty Seven Lakhs and Thirty Thousand only)

iv)	SD for Display Board	Rs. 10,000/- (Rupees Ten Thousand only)
v)	MIDC for CMWSSB	Rs. 34,40,000/- (Rupees Thirty Four Lakhs and Forty Thousand only)
vi)	Shelter Fee	Rs.36,10,000/- (Rupees Thirty Six Lakhs and Ten Thousand only)
vii)	Flag day Contribution	Rs.500/- (Rupees Five Hundred only)

3. The applicant has furnished Bank Guarantee vide **B.G. No. 0001NDDG0006823** Dt. **25.10.2022** with expiry date on **20.10.2027** Claim date **20.10.2027** towards **Security Deposit for Building of Rs. 35,10,000/-** (Rupees Thirty Five Lakhs and Ten Thousand only) given by **ICICI Bank Limited**, ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodara, Pin Code – 390 007, Gujarat.

4. The applicant has furnished request for utilization of Development Rights Certificates issued in DRC No.001/2012 (i) dt.04.12.2020, 096/2022 (i) dt.27.07.2022, 097/2022(ii) dt.30.09.2022 & 100/2022 dt.23.04.2022 from Thiru.G.Subramanian & 3 others, Tmt.A.Jayalakshmi & 6 others, Tmt.V.Sakunthala & 4 others and V.Sundar & 11 others and utilize full of DRC No.001/2012 (i) dt.04.12.2020, 096/2022 (i) dt.27.07.2022, 097/2022(ii) dt.30.09.2022 and part of the DRC No. 100/2022 dt.23.04.2022 towards the remittance of Premium FSI charges of **Rs.14,71,62,000/-** (Rupees Fourteen Crores Seventy one Lakhs and Sixty Two Thousand only)

5. The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS, Police (Traffic), PWD, AAI, IAF & Environmental Clearance. In this regard, the applicant has also furnished an undertaking in the reference 12th cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS, Police (Traffic), PWD, AAI, IAF & Environmental Clearance.

6. The Promoter has to submit the necessary sanitary application directly to Local Body 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 TNCD&BR - 2019 and enforcement action will be taken against such development.

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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 Soil Exploration and Foundation report, Structural design calculation report and Structural drawings vetted by S.E, PWD dt.14.09.2022 in the reference 18th 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 at least be 50 Kilogram per sq.m. All new buildings shall have solar assisted water heating 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 plans for the proposal is approved and numbered as Planning Permission No PP/HRB/57/2022/A to I, dated 28.12.2022 in Permit No.14577 are sent herewith. The Planning Permission is valid for the period from 28.12.2022 to 27.12.2030.

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,

G. S. Srinivasan
for **MEMBER-SECRETARY**

K. S. Srinivasan
29/12/22

Encl:

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

Copy To:

1. **M/s. Rainbow Foundations Limited,**
Rep. by Mr. Gajaraj Jain,
No. 4, Thanikachalam Road,
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.75, Santhome High Road,
Santhome, MRC Nagar,
R.A. Puram, Chennai-600 028.
6. The Addl. Commissioner of Police (Traffic),
Egmore, Chennai-8.
7. The Chief Engineer, TNEB, Chennai-2.
8. The Chairman,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Door No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.
(With one set of approved plans).

9. **P.REENA NISHANTHI LYDIA, B.Arch.,**
Council of Arch. Reg. No. CA/2009/46301,
CMDA Regn. no. RA/Gr.I/19/02/008,
Door no.31/14, 2nd Floor, Cenotaph Road 1st Street, Alwarpet,
Chennai – 18.
Email: reenaedcrapproval@gmail.com
Contact No.:9962508570.
10. **Thiru.A.PERAMAIYAN, M.E.,(Struc)**
Structural Engineer,
CMDA Regn. no. SE/Gr-I/19/03/026,
New No.31 (Old No.14), Besant Avenue Road, Adyar, Chennai-
600 020.
Email: peramsmyth@gmail.com
Contact No.:9841547214.
11. **Thiru. Dr.S.CHOCKALINGAM.,**
Geotechnical Engineer,
CMDA Registration No.: GTE/19/03/006,
Plot No.4, Anna Nagar, 1st Street,
Velachery, Chennai- 600 042.
Email: tjengineers@yahoo.com
Contact No.:9841255480.
12. **Thiru. M.ARJUN**
Reg. No. CE/19/06/413
No. 15/22, Alathur Subramania Street, Choolai, Chennai – 600 112.
Email: rajkumaryaas@yahoo.com
Contact No.:9840276805.



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)

கட்டிட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN06/00028/2023		CMDA/HRB/N/031/2022 - 28/12/2022	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N06	N077	27/01/2023	03/01/2023
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		Ms.RAINBOW FOUNDATIONS LIMITED-Rep. by GAJARAJ JAIN, No:4,THANIKACHALAM ROAD,T.NAGAR,CHENNAI- 600017.	
உடம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:2,2A,2B,2C&2D,NEW:5,5A,5B,5C&5D,Block No:34,Survey No:R.S.No:1289/3, Demelles Road,Choolai,Choolai,Vepery, Chennai, 600012	
Building License Fees		1076400	
Scrutiny Fees		23600	
Workers Welfare Board		5938600	
மொத்தக் கட்டணம்/ Total (In Rs.)		7038600	

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

Payment Details:

DD Number: 530448 Amount 7038600 Date: 23/01/2023 Bank: ICICI 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 26/01/2028
Permit Valid upto 26/01/2028



Digitally Signed by Ramamurthy J
Date: 27-Jan-2023 (16:54:41)
Executive Engineer (T.P.)



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real estate journey

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