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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(B1)/0251/2021, **Dated:22.10.2021**

To

The Principal Chief Engineer,
Greater Chennai Corporation,
Ribbon Building, Chennai 600003

Sir,

Sub: CMDA – Area Plans Unit - 'B' Channel (South) - Planning Permission for the proposed construction of Basement Floor (Part) + Stilt Floor+4Floors Office Building availing Premium FSI at new door No.9, old door No.7, North Street, Sri Ram Nagar, Alwarpet, Chennai -600 018 in R.S.No.3680/39, Block No.73 of Mylapore Village within the limit of 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/02512021 dated.23.04.2021.

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:02.07.2021.
8. Letter dated.21.09.2021 & 13.10.2021 received from the applicant.

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The Planning Permission Application for the proposed construction of Basement Floor (Part) + Stilt Floor+4Floors Office Building availing Premium FSI at new door No.9, old door No.7, North Street, Sri Ram Nagar, Alwarpet, Chennai -600 018 in R.S.No.3680/39, Block No.73 of Mylapore Village within the limit of Greater Chennai 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.

For Ocean Lifespaces India Private Limited

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i)	Development charges	₹74,000/-	
ii)	Scrutiny Fee	₹5,000/-	
iii)	Regularization charges	Nil	
iv)	Open space & reservation charges	Nil	
v)	Security Deposit for Building	₹6,16,000/-	
vi)	Security Deposit for Display Board	₹ 10,000/-	
vii)	Security Deposit for Septic Tank	Nil	
viii)	Infrastructure & Amenities Charges	₹9,20,000/-	**Receipt No. B0019964. Dated.14.09 2021.**
ix)	Premium FSI Charges	₹2,33,50,000/- (utilized part of the DRC.No.092/2021dated.30.06.2021 towardsthe remittance ofpremium FSI charges ofRs.2,33,50,000/-)	
x)	Shelter charges	Nil	
xi)	MIDC Charges	₹6,50,000/-	

3. Two sets of approved Plans are numbered as **PP/NHRB/321/2021, dated.22.10.2021, Planning Permit No.14429** are sent herewith. The Planning Permit is valid for the period from**22.10.2021 to 21.10.2026.**

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

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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 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 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 Greater Chennai Corporation

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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,

25/10/21

For Senior Planner
Area Plans Unit.

25-10-21

Encl:

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

Copy to:

1. **M/s.Ocean Lifespaces India Private Limited**
   Represented by its Senior Manager Thiru.Ramesh Kumar
   GPA for Tmt.Radhika Santhanakrishnan,
   MF-1, CIPET Hostel Road,
   Thiru-Vi-Ka Industrial Estate,
   Guindy, Chennai 600032.

2. **The Deputy Planner**
   Enforcement Cell (South), 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 Member**
   Appropriate Authority
   No.108, Mahatma Gandhi Road, Nungambakkam,
   Chennai-34.

5. **The Managing Director,**
   CMWSSB,
   No.2, Pumping Station Road,
   Chinthadripet,
   Chennai-600002.

For Ocean Lifespaces India Private Limited

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Chennai Metropolitan Development Authority

PLANNING PERMIT

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

Premium FSI

PERMIT No. 14429 Date of Permit 22-10-2021

PP/NHRB/321/2021

M/s. Ocean Lifespaces India Pvt Ltd Rep by Ramesh kumar GPA for Radhika santhanakrishnan

File No P.P/NHRB/SCBU/0251/2021

Name of Applicant with Address M.F-1, CLRET Hostel Road, Thiruvi-ka Industrial Estate Guindy, Chennai-600032

Date of Application 23-04-2021

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

PP for the Proposed Construction of Basement Floor (Part) + Stilt Floor + 4 floors office use Commercial building awaiting premium FSI

Site Address

Division No. at New door No. 9, old door No. 7, North Street, Sri Ram Nagar, Alwarpet, Chennai-600018 in R.S.No. 3680/39, Block No. 23 of Mylapore Village

B0019964

Development Charge paid Rs. 74,000 Challan No..... Date 14-09-2021

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 ..... 21-10-2026 ..... 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.

25/10/21

For MEMBER SECRETARY

22/10/2021

For Ocean Lifespaces India Private Limited

Authorised Signatory

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/WDCN09/00348/2021		PP/NHRB/S(B1)/0251/2021 - 22/10/2021	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N09	N122	29/11/2021	30/10/2021
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS. OCEAN LIFESPACES INDIA PRIVATE LIMITED-REP. BY Thiru. RAMESH KUMAR GPA FOR Tmt. RADHIKA SANTHANAKRISHAN, MF-1, CIPET HOSTEL ROAD, THIRU-VI-KA INDUSTRIAL ESTATE, GUINDY CHENNAI- 600032.	
மேற்கொள்ளும் தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:NEW No:9, OLD No:7,Block No:73,Survey No:RS.No:3680/39, Sriram Nagar North Street,Sri Ram Nagar,Alwarpet,Mylapore, Chennai, 600018	
Building License Fees		379900	
Road cut charges - CMWSSB SEWERAGE		24300	
Road cut charges - CMWSSB, WATER		18300	
Road cut charges - TNEB		18300	
Scrutiny Fees		600	
Workers Welfare Board		452800	
மொத்தக் கட்டணம்/ Total (In Rs.)		894200	

Amount (In words): Rupees Eight Lakh Ninety Four Thousands Two Hundred Only

Payment Details:

DD Number: 005827 Amount (In Rs.): 894200 Date: 18/11/2021 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 28/11/2026

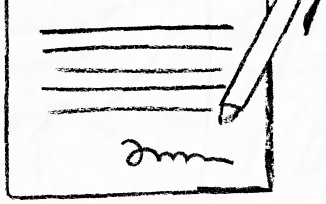
Permit Valid upto 28/11/2026

Digitally Signed by K Sundararajan
Date: 29-Nov-2021 (15:16:51)

Executive Engineer (T.P.)

For Ocean Lifespaces India Private Limited

Authorised Signatory



our services doesn't just end there

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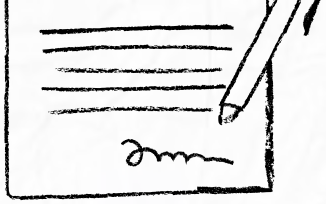
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Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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