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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)/090/2021 Dated:13.10.2022

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

Sir,

Sub: CMDA – APU – HRB (South) Division – Planning Permission Application for the proposed construction of High Rise Building (HRB) with **30.0m** height (FGL to terrace) consists of Extended Basement Floor + Ground floor + 9 floors Residential Building with 70 dwelling units at Door No.248/1to30,7th Avenue,Jawaharlal Nehru Salai (IRR), Thirumangalam, Chennai 600040 in Old S.No.226/1A, 227/A (Part), 227/4A (Part), T.S.No.1/3, Block No.21, Koyambedu Village, within the limits of Greater Chennai Corporation, applied by **M/s. Ninan Mathew Ninan Properties Pvt. Ltd.,**- Approved and forwarded to the local body for issue of building license - Regarding.

1. Planning Permission Application received in the SBC No. CMDA/PP/HRB/S/090/2021, dated 16.02.2021.
2. CMRL Letter No. CMRL/NOC/626/28/2020, dated 07.11.2020
3. This office letter even No. dated 16.03.2021&22.06.2021 addressed to CMRL.
4. CMRL Letter No. CMRL/NOC/626/28/2020, dated 19.06.2021.
5. NOC from CMRL in Letter No. CMRL/NOC/626/33/2020-TP, dated 16.08.2021.
6. Government Letter No.20210/UD1-(1)/2021-1 dated 03.12.2021.
7. Minutes of the 263rd MSB Panel meeting held on 17.12.2021.
8. NOC from DF&RS issued in R.Dis.No.19519/C1/2021, PP NOC No.15/2022. Dated 23.02.2022.
9. NOC from IAF issued in letter No. AFSTAM/5218/1/ATC, dated 25.02.2022.
10. NOC from AAI issued in NOC ID: CHEN/SOUTH/B/021122/654113, dated 10.03.2022.
11. Structural design and drawing vetted by PWD on 05.02.2022.

12. The Government letter (Ms) No.65, H&UD (UD1) Department dated 21.04.2022 issued the delegation of powers to CMDA.
13. This office DC advice letter No.CMDA/PP/HRB/S/090/2021, dated 19.07.2022.
14. Applicant letter dated 17.06.2022 & 19.09.2022 along with DC & other charges remittance receipt and undertakings.

******

The Planning Permission for the proposed construction of High Rise Building (HRB) with 30.0m height (FGL to terrace) consists of Extended Basement Floor + Ground floor + 9 floors Residential Building with 70 dwelling units at Door No.248/1 to 30, 7th Avenue, Jawaharlal Nehru Salai (IRR), Thirumangalam, Chennai 600040 in Old S.No.226/1A, 227/A (Part), 227/4A (Part), T.S.No.1/3, Block No.21, Koyambedu Village within the limit of Greater Chennai Corporationapplied by **M/s. Ninan Mathew Ninan Properties Pvt. Ltd.,**has been examined and Planning Permission is issued based on the powers delegated by the Government in reference 12thcited, subject to the usual conditions put forth by CMDA in reference 13thcited, including compliance with conditions imposed by the Government agencies in the reference 5th,8th,9th&10thcited and subject to the conditions.

2. The applicant has remitted the DC & other charges in receipt No. B0022167, dated 17.09.2022.

Sl. No.	Charges	Amount remitted
1.	Development charges for land and building	₹.1,82,000/-
2.	Balance Scrutiny Fees	₹.3,000/-
3.	Regularisation charge for land	₹.3,18,000/-
4.	Security Deposit for Building	₹.24,60,000/-
5.	Security Deposit for Display Board	₹ 10,000/-
6.	I & A Charge	₹.40,12,000/-
7.	Premium FSI Charges	₹.72,90,000/-
8.	Shelter Charges	₹.73,25,000/-
9.	MIDC Charges for CMWSSB	₹.28,56,000/-

3. Applicant has also furnished an undertaking in the reference 14th cited to abide by the terms and conditions put forth in the NOC's issued by CMRL, DF&RS, IAF &AAIand the conditions imposed by CMDA in the reference 13th cited.

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 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 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 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 / 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.

However, the applicant has furnished the Structural design report & Drawings vetted by PWD as in the reference 11thcited.

6. 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. 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 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.

8. Applicant has to erect 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 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.

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 security deposit will not be considered for issuance of 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 interval 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 is approved and numbered as **PP/HRB/40/2022/A to C, dated 13.10.2022** in Planning Permit No.**14560** are sent herewith. The Planning Permit is valid for the period from **13.10.2022 to 12.10.2030.**

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,

18/10/2022

For **Member-Secretary**

18/10/22

Encl :

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

Copy to:

1. **M/s. Ninan Mathew Ninan Properties Pvt. Ltd.,**
   Door No.6C, Plot. No.808, Poonamallae High Road,
   Kilpauk, Chennai -600 010.

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

Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 14560 Date of Permit 13.10.2022

PP/HRB/40/2022/A to C,

File No C3(S)/090/2021

Name of Applicant with Address M/s. Ninan Mathew Mathew
Ninan Properties Pvt. Ltd.
Door No 6C, Plot No 808,
Poonamallee High Road,
Kilpauk, Chennai - 600 010.

Date of Application 16.02.2021

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) with 30.0 m ht consists of Extended Basement Floor + Ground Floor + 9 Floors Residential Building with 70 d/u at Door No. 248/1 to 30, 7th Avenue, Jawaharlal Nehru Salai (IRR) Thiruvangalam, Chennai - 40 in old S.No. 226/1A, 227/A (pt), 227/4A (pt), T.S.No Y3, Block No 21, Koyambedu village, within Greater Chennai Corporation limits.

Development Charge paid Rs. 1,82,000/- Challan No Bo 22167 Date 17.09.2022

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 12.10.2030 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. GO.(Ms) No. 65, H&UD (UD-I) Dept, Dated: 21.04.2022

13/10/2022

For MEMBER SECRETARY

07/10/2022

for NINAN PROPERTIES Pvt. Ltd.,

Managing Director

CONDITIONS

Note : 1. According to Section 79 of the T. & C. P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated

2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the planning permission in the event of planning permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.

AN PROPERTIES Pvt. Ltd.,

Managing Director

1261

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/WDCN08/00160/2023		C3(S)/090/2021 - 13/10/2021	
மண்டலம் / Zone	கோட்டம் Ward	அனுமதி நாள் Approval Date	மனுபெறப்பட்ட நாள் Application Date
N08	N106	21/04/2023	09/12/2022
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		NINAN MATHEW NINAN PROPERTIES PVT LTD-DOOR No:6C, PLOT No:808, POONAMALLAE HIGH ROAD, KILPAUK, CHENNAI-600010.	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:248/1 TO 30,Block No:21,Survey No:T.S.No:1/3, 7th AVENUE, J.N Salai,J.N Salai(N106),Arumbakkam,Koyambedu, Chennai, 600040	
Building License Fees		1368900	
Scrutiny Fees		11400	
Workers Welfare Board		3459100	
மொத்தக் கட்டணம்/ Total (In Rs.)		4839400	

Amount (in words): Rupees Forty Eight Lakhs Thirty Nine Thousands Four Hundred Only

Payment Details:

DD Number: 017646 Amount (In Rs.): 4839400 Date: 11/04/2023 Bank: STATE BANK OF INDIA

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 20/04/2028

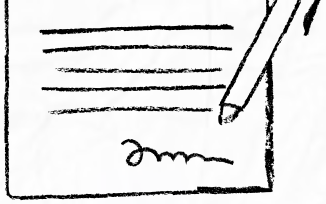
Permit Valid upto 20/04/2028

Digitally Signed by Balamurali
Date: 21-Apr-2023 (16:36:19)

Executive Engineer (T.P.)

For NINAN PROPERTIES Pvt. Ltd.,

Director



our services doesn't just end there

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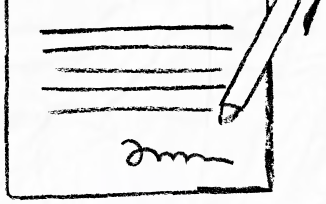
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