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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/S/0114/2022 **Dated :15.05.2023**

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

Sir,

Sub : CMDA – APU – HRB (South) Division –Planning Permission Application is for the proposed construction of High Rise Building (HRB) with 48.0m height (FGL to Roof top) consisting of Extended Basement floor + Stilt floor (Part) / Ground floor (Part) + 12 floors Office use Commercial building availing **Premium FSI** at Rajiv Gandhi Salai (Old Mahabalipuram Road – OMR) & Anna Street, Kottivakkam, Chennai 600119, bearing Survey No.**295**/1A6A &**295**/1A7A of **Kottivakkam village**, within the limit of Greater Chennai Corporation applied by **Land Marvel Projects India Private Limited**, Represented by its Director Thiru.M.Vinayagharaaj- Approved and forwarded to local body for issue of building license - Reg.

Ref :
1) Planning Permission Application received in the APU No.CMDA/PP/HRB/S/0114/2022, dated.22.02.2022
2) CMRL NOC Letter No. CMRL/PLNG/626/10/2021 dt.20.11.2021.
3) IAF NOC Letter AFSTAM/5218/1/ATC dt. 05.04.2022.
4) AAI NOC ID :CHEN/SOUTH/B/032122/661932 dt.11.05.2022 valid upto 10.05.2039 (Permitted Height : 75.00m).
5) Minutes of the 265th MSB panel meeting held on 25.05.2022.
6) Minutes of the 3rd HRB Committee meeting held on 07.07.2022.
7) DF&RS NOC R.Dis. No. 12549/C1/2022, PP NOC No. 116/2022 dt.10.08.2022.
8) Traffic Police NOC Letter Rc.No. Tr./License/449/18084/2022 dt.23.08.2022.
9) Applicant letter dated 31.10.2022 along with Undertakings
10) Minutes of 5th HRB Committee meeting held on 03.11.2022.
11) This office DC advice letter CMDA/PP/HRB/S/0114/2022 dated 24.01.2023.
12) Structural design drawing & report vetted by PWD on 25.07.2022.
13) Applicant letter dated 30.03.2023 (Remittance of DC & other charges)

For IYRA DEVELOPERS PRIVATE LIMITED

Authorised Signatory

The Planning Permission is for the proposed construction of proposed construction of High Rise Building (HRB) with 48.0m height (FGL to Roof top) consisting of Extended Basement floor + Stilt floor (Part) / Ground floor (Part) + 12 floors Office use Commercial building availing

For LAND MARVEL PROJECTS INDIA PVT. LTD.

Director

Premium FSI at Rajiv Gandhi Salai (Old Mahabalipuram Road – OMR) & Anna Street, Kottivakkam, Chennai 600119, bearing Survey No. **295**/1A6A &**295**/1A7A of **Kottivakkam village**, within the limit of Greater Chennai Corporation applied by **Land Marvel Projects India Private Limited**, Represented by its Director Thiru.M.Vinayagharaajhas been examined and Planning Permission is issued based on the Recommendations of 5th HRB Committee meeting held on 03.11.2022in the reference 11thcited subject to the usual conditions put forth by CMDA in reference 12th cited, including compliance of conditions imposed by the Government agencies in the reference 2nd, 3rd, 4th, 7th&8thcited.

2. The applicant in the reference 13th cited has remitted the following charges vide Receipt No.B0023152 dt.30.03.20223:

Sl. No.	Charges	Amount	Interest	Total Amount
1)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.5,50,000/-	Rs.11,573/-	Rs.5,61,573/-
2)	Regularization charges	Rs.3,65,000/-	Rs.7680/-	Rs.3,72,680/-
3)	Balance Scrutiny Fee	Rs.15,000/-	-	Rs.15,000/-
4)	OSR charges	Rs.22,00,000/-	Rs.46,290/-	Rs.22,46,290/-
5)	Infrastructure &Amenities Charges	Rs.1,25,75,000/-	Rs.3,30,740/-	Rs.1,29,05,740/-
6)	Security Deposit for Building	Rs.75,50,000/-	-	Rs.75,50,000/-
7)	Security Deposit for Display Board	Rs.10,000/-	-	Rs.10,000/-
8)	Security Deposit for STP	Rs.4,25,000/-	-	Rs.4,25,000/-
9)	IDC (for CMWSSB)	Nil	Nil	Nil
10)	Premium FSI Charges	Rs.4,12,15,000/-	Rs.8,67,209/-	Rs.4,20,82,209/-
11)	Shelter charges	Rs.65,65,000/-	Rs.1,38,135/-	Rs.67,03,135/-
12)	Caution Deposit	Nil	Nil	Nil
13)	Flag Day Fee	Rs.500/-	0.00	Rs.500/-

3. The Applicant has also furnished an undertaking in the reference 9th cited to abide by the terms and conditions put forth in the NOC's issued by AAI, IAF, DF&RS, Police (Traffic), CMRL and the conditions imposed by CMDA in the reference 13th cited.

4. The Local Body 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 Development Regulation and enforcement action will be taken against such development. The sewage Treatment plant should be maintained by the applicant / developer till handing over to the residents association.

For LAND MARVEL PROJECTS INDIA PVT. LTD.,

Director

For MYRA DEVELOPERS PRIVATE LIMIT

Authorised Signato

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 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 Drawings &Report vetted by PWD as in the reference 12th cited.

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. All other statuary clearance as applicable to this project shall be obtained by the project proponent from the competent authority.

8. 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.

For IYRA DEVELOPERS PRIVATE LIMITED

9. Applicant has to erect a temporary lightning arrester during the entire construction phase of the project.

For LAND MARVEL PROJECTS INDIA PVT. LTD.

Director

Authorised Signatory

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

Encl :

1. Two copies of Approved Plan
2. Two copies of Planning Permission

Copy to:

1. **M/s.Land Marvel Projects India Private Limited.,**
   Represented by its Director Thiru.M.Vinayagharaaj
   No.63, L.B Road, 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, Chennai – 600007.
5. **The Chief Engineer**
   TNEB, Chennai – 600002.
6. **The Commissioner of Income Tax**
   No.108, Mahatma Gandhi Road,
   Nungambakkam, Chennai – 600034.
7. **The Chairperson**
   Tamil Nadu Real Estate Regulatory Authority,
   No.1A, Gandhi Irwin Bridge Road,
   Egmore, Chennai 600008.
   (With one set of approved plans)
8. **Thiru.M.Meyyappan, A.I.I.A**
   Registered Architect,
   Chettinad Design
   No.31/14, Cenotaph Road, 1st Street,
   Alwarpet, Chennai – 600 018.
9. **Thiru.C.Kannan, M.E., (Structures)**
   CMDA Reg No. SE/GR-I/19/02/002.
   Door No. 21, 4th Main Road,
   Indira Nagar, Chennai – 600 020.
10. **Thiru.Shanmugam** (Construction Engineer),
    CMDA Reg No. CE/19/06/321
    Door No.151, AchalammanKoil Street ,
    Kadiranallur village, Namkkal
    Pin code -637412.

For LAND MARVEL PROJECTS INDIA PVT. LTD

Director

For IYRA DEVELOPERS PRIVATE LIMITED

Authorised Signatc

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. 253

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 set of plans for the proposed development is approved and numbered as **PP/HRB/13/2023/AtoD dated 15.05.2023** in Planning Permit No.are sent herewith. The Planning Permit is valid for the period from **15.05.2023** to **14.05.2031.**

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.

For LAND MARVEL PROJECTS INDIA PVT. LTD

Director

Yours faithfully
For IYRA DEVELOPERS PRIVATE LIMITED

for **Member Secretary**
Authorised Signatory

19/05/23

245

241

Chennai Metropolitan Development Authority
PLANNING PERMIT
(Sec 49 of T & C. P. Act 1971)

PERMIT No. 14592 Date of Permit 15/5/2023

PP/HRB/13/2023/AtoD M/s. Land Marvel Projects India Private Limited.

File No CMDA/PP/HRB/S/0114/2022. No.63, LB Road,

Name of Applicant with Address Adyar, Chennai-600020.

Date of Application 22.02.2022.

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

Site Address As per Annexure Enclosed

Division No. .....

.....

Development Charge paid Rs. 5,61,573/- Challan No. B0023152 Date 30.3.2023

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 14/5/2031 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.

For LAND MARVEL PROJECTS INDIA PVT. LTD

Director

5th HRB Committee Meeting held on 3.11.2022

For CMDA DEVELOPMENT AUTHORITY

15-5-2023

For MEMBER SECRETARY

Authorised Signatory

D. 28/4/23

Chennai Metropolitan Development Authority

Permit No. 14592

PP/HRB/13/ A to D / 2023

File No. CMDA/PP/HRB/S/0114/2022, dated .03.2023

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CMDA – The Planning Permission Application is for the proposed construction of High Rise Building (HRB) with 48.0m height (FGL to Roof top) consisting of Extended Basement floor + Stilt floor (Part) / Ground floor (Part) + 12 floors Office use Commercial building availing Premium FSI at Rajiv Gandhi Salai (Old Mahabalipuram Road – OMR) & Anna Street, Kottivakkam, Chennai 600119, bearing S.No.295/1A6A & 295/1A7A of Kottivakkam village, within the limit of Greater Chennai Corporation applied by M/s. **Land Marvel Projects India Private Limited,** Represented by its Director Thiru.M.Vinayagharaaj.

5th HRB Committee meeting held on 3.11.2022

For MEMBER SECR

D. 28/4/23

LAND MARVEL PROJECTS INDIA PVT. LTD

Director

For IYRA DEVELOPERS PRIVATE

Authorised

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/WDCN14/00240/2023		CMDA//PP/HRB/S/0114/2022 - 15/05/2023	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுவிடப்பட்ட நாள்/ Application Date
N14	N183	03/07/2023	10/06/2023
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		LAND MARVEL PROJECTS INDIA PVT LTD-No.63, L.B. ROAD, ADYAR, CHENNAI-600020.	
கோரப்பட்ட தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Survey No:295/1A6A&295/1A7A&ANNA STREET, RAJIV GANDHI SALAI, RAJIV GANDHI STREET,PALLIKARANAI,PALLIKARANAI,Kottivakkam, Chennai, 600119	
Building License Fees			2275100
Scrutiny Fees			14900
Workers Welfare Board			5128500
மொத்தக் கட்டணம்/ Total (In Rs.)			7418500

Amount (in words): Rupees Seventy Four Lakhs Eighteen Thousands Five Hundred Only

Payment Details:

DD Number: 501476 Amount (In Rs.): 7418500 Date: 10/06/2023 Bank: ICICI BANK

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 காலம் முடிவு 02/07/2028

Permit Valid upto 02/07/2028

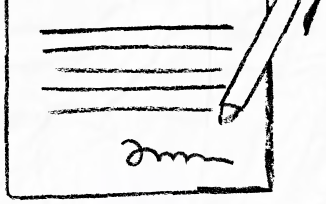
Digitally Signed by K Sundararajan
Date: 03-Jul-2023 (16:00:08)

Executive Engineer (T.P.)

For LAND MARVEL PROJECTS INDIA PVT LTD

For IYRA DEVELOPERS PRIVATE LIMITED

Authorised Signatory



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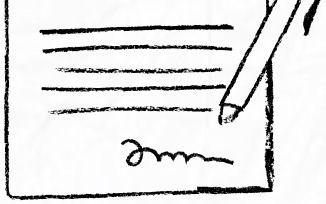

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real estate journey

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