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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/0218/2022

Dated: 23.12.2022

To

The Commissioner,

Greater Chennai Corporation,
Chennai 600 003.

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission for the proposed construction of (High Rise Building with 44.10m height comprising of 2 Blocks; **Block-1 & 2** consisting of combined Stilt floor + 1st floor (partly for parking, Multipurpose Hall & GYM / Partly Residential) + 2nd to 13th floor Residential building with 125 dwelling unit (Block 1:- 75 dwelling unit + Block 2:- 50 dwelling unit), at No.63, Rajiv Gandhi Road (Old Mahabalipuram Road), Semanchery, Chennai bearing Old Survey No.202/2, 202/3, 202/4 & 203/3A2, T.S.No.29&30, Block No.1, Ward-B of **Semanchery Village** within the limit of Greater Chennai Corporation) applied by **M/s.DRA Aadithya South City Projects Pvt Ltd.,** Represented by its Managing Director Thiru.Ranjeeth Rathod.- Approved and forwarded to local body for issue of building license - Regarding.

- Ref:
1. Planning Permission Application received in the APU No.CMDA/PP/HRB/S/0218/2022 dated 06.04.2022.
 2. CMRL NOC Letter No. CMRL/CONS-DESOPH2(02)/21/2021, dated.17.12.2021.
 3. AAI NOC ID:CHEN/SOUTH/B/121521/641351 dated 04.01.2022, Valid up to 03.01.2030.
 4. AAI NOC NOCID:CHEN/SOUTH/B/122321/642126 dated 13.01.2022, Valid up to 12.01.2030.
 5. DF&RS NOC Letter R.Dis.No.17761/C1/2021, PP NOC No.14/2022, dated.23.02.2022.
 6. NOC from IAF issued in Letter No.AFSTAM/5218/1/ATC, dated 19.03.2022.
 7. Police (Traffic) NOC issued in K1/256/3940/2022, NOC No.12/2022, dated 06.05.2022 and Additional Commissioner of police Tambaram, Police Commissionerate in letter No C.No.42/ACOP/HQ&TR/TBM/CAMP/2022, dated 14.07.2022.
 8. Amendment NOC from DF&RS issued in K.Dis.No.7556/C1/2022, dated. 30.05.2022.
 9. Applicant letter dated 22.06.2022 (undertakings).

For DRA AADITHYA SOUTH CITY PROJECTS PVT LTD.

Authorised Signatory

10. Minutes of the 266th MSB panel meeting held on 14.07.2022.
11. Applicant letter dt.23.07.2022.
12. Minutes of the 4th HRB Committee meeting held on 05.08.2022.
13. Structural design drawing & report vetted by PWD on 03.10.2022
14. Link Road Gift Deed Doc. No. 13764/2022 dt.22.11.2022.
15. This office online DC advice letter dated 17.10.2022.
16. Applicant letter dated 24.11.2022 (Remittance of DC & other charges)

The Planning Permission Application for the proposed construction of High Rise Building with 44.10m height comprising of 2 Blocks; **Block-1 & 2** consisting of combined Stilt floor + 1st floor (partly for parking, Multipurpose Hall & GYM / Partly Residential) + 2nd to 13th floor Residential building with 125 dwelling unit (Block 1 – 75 dwelling unit + Block 2 – 50 dwelling unit), at No.63, Rajiv Gandhi Road (Old Mahabalipuram Road), Semancheri, Chennai bearing Old Survey No.202/2, 202/3, 202/4 & 203/3A2, T.S.No.29&30, Block No.1, Ward-B of **Semanchery Village** within the limit of Greater Chennai Corporation applied by **M/s.DRA Aadithya South City Projects Pvt Ltd.**, Represented by its Managing Director Thiru.Ranjeeth Rathodhas been examined and Planning Permission is issued based on the recommendations of the 4th HRB Committee in the reference 12th cited subject to the usual conditions put forth by CMDA in reference 15th cited, including compliance of conditions imposed by the Government agencies in the reference 2nd, 3rd, 4th, 5th, 6th, 7th & 8th cited and subject to the conditions.

2. The applicant in the reference 16th cited has remitted the following charges vide Receipt No. B0022483 dt.24.11.2022:

i)	Development charge for land & building under Sec.59 of the T&CP Act, 1971	Rs.2,90,000/- -(Rupees Two Lakh and ninety Thousand only)
ii)	Balance Scrutiny Fee	Rs.10,000/- -(Rupees Ten Thousand only)
iii)	Regularisation Charge	Rs.5,50,000/- (Rupees Five Lakh and Fifty Thousand only)
iv)	OSR Charge	Rs.1,01,80,000/- (Rupees One Crore One Lakh and Eighty Thousand only)
v)	Security Deposit for Building	Rs.36,20,000/- (Rupees Thirty Six Lakh and Twenty Thousand only) (B.G. furnished- B.G.No.06151ILG003322 dt.23.11.2022 by Punjab National Bank, Mount Road Branch).
vi)	Security Deposit for Display Board	Rs.10,000/- -(Rupees Ten Thousand only)
vii)	Security Deposit for STP	Rs.1,25,000/- (Rupees One Lakh and Twenty Five Thousand only)
viii)	Infrastructure & Amenities Charges	Rs.60,80,000/- (Rupees Sixty Lakh and Eighty Thousand only)
ix)	Shelter charges	Rs.62,90,000/- (Rupees Sixty Two Lakh and Ninety Thousand only)
x)	Flag Day Fee.	Rs.500/- (Rupees five hundred only)

For DRA/AADITHYA SOUTH CITY PROJECTS PVT. LTD.

Authorised Signatory

3. The applicant in the reference 16th has furnished Bank Guarantee vide B.G. No. **061511LG003322** dt. 23.11.2022 for a sum of **36,20,000/-** (Rupees Thirtysix lakh and twenty thousand only) towards Security Deposit for Building issued by Punjab National Bank, Mount Road Branch, Chennai.

4. The applicant has Gifted the Link Road portion through Gift deed Doc. No. 13764/2022, dated 22.11.2022 vide Land Delivery Receipt (LDR) dt.30.11.2022.

5. The Applicant has also furnished an undertaking in the reference 9th cited to abide by all 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 16th cited.

6. 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 resident's association.

7. 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.

8. 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 13th cited.

9. 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 statutory clearance as applicable to this project shall be obtained by the project proponent from the competent authority.

10. 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.

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

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 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 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.

(221)

16. 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.

17. 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.

18. 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.

19. Two set of plans for the proposed development is approved and numbered as **PP/HRB/54/2022/AtoJ** dated **23.12.2022** in Planning Permit No. **14574** are sent herewith. The Planning Permit is valid for the period from **23.12.2022 to 22.12.2030**.

20. 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

for **Member Secretary**

Encl :

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

Copy to:

1. **M/s.DRAAadithya South City Projects Private Limited**

Represented by its Managing Director

Thiru.Ranjeeth Rathod

"Khivraj Complex-II",

No.480, First floor, Anna Salai,

Nandanam, Chennai 600035.

2. **The Deputy Planner,**
Enforcement Cell (South),
CMDA, Chennai 600008.
(With one set of approved plans)

For DRA AADITHYA SOUTH CITY PROJECTS PVT. LTD.

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.Prashanth S Kharche**(Architect)
No.2/20,Saffee Mohamed Road,
Chennai – 600 006.
9. **Thiru.P.Pradeep**(Structural Engineer)
No.E2,607,PurvaWindermore,
Pallikarani,Chennai.600100.
10. **Thiru.Balaji** (Construction Engineer)
G1, No.56,2nd Cross
Street,Govindarajapuram,Guduvanchery,Chennai – 603202.



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		தீட்ட அனுமதி எண் / Plan Submission No	
CEBA/WDCN15/00002/2023		CMDA/PP/HRB/S/0218/2022 - 23/12/2022	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி தர / Approval Date	மனுப்பப்பட்ட தர / Application Date
N15	N200	02/01/2023	28/12/2022
பொதுமக்கள் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		DRA AADITHYA SOUTH CITY PROJECTS PVT LTD- REP. BY ITS MANAGING DIRECTOR THIRU.RANJEETH RATHOD, "KHIVRAJ COMPLEX-II" 480, 1st FLOOR, ANNA SALAI, NANDANAM, CHENNAI-600035.	
கொடை தன்மை / Service Type		Building Permit for CMDA Approved Plan	
புதை அமைவிடம் / Plot address		Door No:63,Block No:1, WARD-B,Survey No:T.S.No:29&30, RAJIV GANDHI ROAD (OLD MAHABALIPURAM ROAD),SEMMANCHERI,SEMMANCHERI,Semmanjeri.	
Building License Fees		2010400	
Road cut charges - CMWSSB SEWERAGE		40100	
Road cut charges - CMWSSB, WATER		30100	
Road cut charges - TNEB		30100	
Scrutiny Fees		600	
Tentative improvement charges		1290200	
Workers Welfare Board		2420100	
மொத்தக் கட்டணம்/ Total (In Rs.)		5821600	

Amount (in words): Rupees Fifty Eight Lakhs Twenty One Thousands Six Hundred Only

Amount 5821600
(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 01/01/2028
Permit Valid upto 01/01/2028

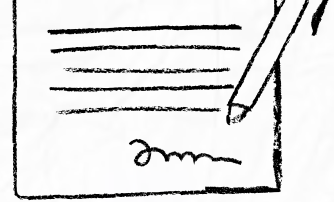


Digitally Signed by K
Sundararajan
Date: 02-Jan-2023 (15:41:46)

Executive Engineer (T.P.)

For DRA AADITHYA SOUTH CITY PROJECTS PVT LTD.

Authorised Signatory



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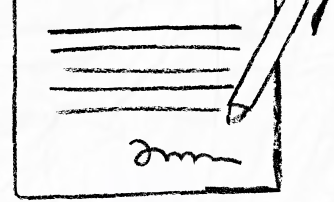
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We're honored to be part of your
real estate journey

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