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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.

File No. : **CMDA/PP/NHRB/S/0234/2023** Date : 25/08/2023

To

The Principal Chief Engineer,

Greater Chennai Corporation,

Chennai-600003.

Sir,

Sub: CMDA-Area plans Unit -NHRB (South) – Planning Permission for the proposed construction of Group Housing Development with 2 Block; Block 1 - Stilt floor + 5 floors (Height – 18.0m) Residential Building with 10 dwellings; Block 2 - Stilt floor + 5 floors (Height – 18.0m) Residential Building with 10 dwellings; Totally 20 dwellings Availing Premium FSI at Plot No.92 & 93, 3rdCross Street, Clasic Retreat, Shollinganallur, Chennai 600119 comprised in S.No.591/1A7, 591/1A8 & 592/1A7 of Sholinganallur Village within the limit of Greater Chennai Corporation- Approved and forwarded to Local Body for issue of Building Permit - Reg

Ref:
1. PPA RECEIVED IN SBC NO.CMDA/PP/NHRB/S/0234/2023 DATED 29.3.2023
2. G.O.Ms.No.86, H&UD Department dated 28.03.2012
3. G.O.Ms.No.78, H&UD Department dated 4.5.2017
4. G.O.Ms.No.85, H&UD Department dated 16.5.2017
5. Govt. letter No.6188/UD4 (3)/2017-8 received from H&UD Dept. dated 13.6.2017
6. G.O.(Ms).No.18 MAWS (MA-I) Department, dated 04.02.2019
7. CMDA office order No.7/2019, dated.12.03.2019
8. NOC from WRD issued in Letter No.DB/T5(3)/F-4222 Sholinganallur/2023 dated.23.06.2023.
9. This office online DC letter even No. dated.03.08.2023
10. Applicant paid the DC and other charges to CMDA through online dated.07.08.2023

The Planning Permission application for the Planning Permission Application for the proposed construction Group Housing Development comprising 2 Block; Block 1 - Stilt floor + 5 floors (Height – 18.0m) Residential Building with 10 dwellingsBlock 2 - Stilt floor + 5 floors (Height – 18.0m) Residential Building with 10 dwellings; Totally 20 dwellings Availing Premium FSI at Plot No.92 & 93, 3rdCross Street, Clasic Retreat, Shollinganallur, Chennai 600119 comprised in S.No.591/1A7, 591/1A8 & 592/1A7 of Sholinganallur 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 DC letter

2. The applicant has remitted the following charges in the reference cited.

Sl. No.	Charges	Total Amount	Amount remitted in Receipt No. and Dated
I	Scrutiny Fees	Rs.6,422.00	CMDA/PP/Ch/10395/2023 & dt. : 28 March, 2023
II	Scrutiny Fees	Rs.3,211.00	CMDA/PP/Ch/11382/2023 & dt. : 18 July, 2023
III	Balance Scrutiny Fees	Rs.3,000.00	CMDA/PP/RC/0045/2023 & dt. : 18 August, 2023
IV	Development charges for land per Sq. m.	Rs.6,000.00	CMDA/PP/RC/0045/2023 & dt. : 18 August, 2023
V	Development charges for building per Sq. m.	Rs.34,000.00	CMDA/PP/RC/0045/2023 & dt. : 18 August, 2023
VI	Regularisation charge for land	Rs.1,12,000.00	CMDA/PP/RC/0045/2023 & dt. : 18 August, 2023

For SAGAR GRANDHI CONSTRUCTIONS PVT. LTD.
Managing Director.

For SAGAR GRANDHI EXPORTS PVT. LTD.
Managing Director

VII	Security Deposit for Building	Rs.6,04,000.00	CMDA/PP/RC/0045/2023 & dt. : 18 August, 2023
VIII	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/RC/0045/2023 & dt. : 18 August, 2023
IX	I & A Charge	Rs.9,70,000.00	CMDA/PP/RC/0045/2023 & dt. : 18 August, 2023
X	Security Deposit for Septic Tank / STP	Rs.20,000.00	CMDA/PP/RC/0045/2023 & dt. : 18 August, 2023
XI	Premium FSI Charges	Rs.61,61,000.00	CMDA/PP/RC/0045/2023 & dt. : 18 August, 2023
XII	Flag Day Charge	Rs.500.00	CMDA/PP/RC/0045/2023 & dt. : 18 August, 2023

3. Two sets of approved Plans are Numbered as **OL-PP/NHRB/0331/2023 dated 25/08/2023** in **Planning Permit No. OL-00474** are sent herewith. The **Planning Permit** is valid for the period **from 25/08/2023 to 24/08/2031.**
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 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 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 Engineer / 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. This Planning Permission is not final. The applicant has to approach the concerned Local Body for issue of Building Permit under the Local Body Act.
10. Applicant shall not commence construction without building approval from the Local Body concerned.
11. 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.
12. 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

13. The conditions imposed in the NOC issued by WRD in the reference 8th cited should be followed. The site should be raised and proper Peripheral drain should be provided as per the condition imposed in the WRD NOC.

Yours faithfully,

Signature Not Verified
Name :SANTHOSH KUMAR M.S
Designation :Assistant Planner
Date :08/28/2023 4:57:57 PM

Name: SANTHOSH KUMAR M.S

Designation: Assistant Planner

Date: 28 August, 2023

For

Chief Planner

Area Plan Unit

Encl :

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

Copy To:

Sagar Grandhi Exports pvt ltd

Door No. : 53/74

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Plot No. : 53/74
Address Line1 :Venkatasan street
Address Line2 :
Locality : chindadripet
City/Town : Chennai
State : -
Pincode : 600002

The Member Appropriate Authority,
108, Uthamar Gandhi Salai,
Nungambakkam, Chennai- 600034

The Commissioner of Income Tax,
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai - 600034

The Deputy Planner,
Enforcement cell,
CMDA, Chennai - 600008

The Chairperson,
TNRERA
Door No.1A, Ist Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008

For SAGAR GRANDHI CONSTRUCTIONS PVT. LTD.

Managing Director.

For SAGAR GRANDHI EXPORTS PVT. LTD.

Managing Director

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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

PLANNING PERMIT

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

File No.	:	**CMDA/PP/NHRB/S/0234/2023**
Planning Permission No.	:	**OL-PP/NHRB/0331/2023**
PermitNo.	:	**OL-00474** **Date of Permit: 25.08.2023**

Name of Applicant with Address	:	**M/s.Sagar Grandhi Exports Private Limited,** Represented by its Managing director Thiru.G.Balaji No.53/74, Venkatasan Street, Chindadripet, Chennai 600002.
Date of Application	:	29.03.2023
Nature of Development: Building	:	Proposed construction Group Housing Development with 2 Block; Block 1 - Stilt floor + 5 floors (Height – 18.0m) Residential Building with 10 dwelling units; Block 2 - Stilt floor + 5 floors (Height – 18.0m) Residential Building with 10 dwelling units; Totally 20 dwellings **Availing Premium FSI**
Site Address	:	Plot No.92 & 93, 3rd Cross Street, Clasic Retreat, Shollinganallur, Chennai 600119 comprised in S.No.591/1A7, 591/1A8 & 592/1A7 of Sholinganallu Village within the limit of Greater Chennai Corporation
Development Charge Paid	:	Rs.40,000/- (Rupees Fourty Thousand only)
Receipt No	:	CMDA/PP/RC/0045/2023, Dated.18.08.2023

Permissionis granted to the building according to the authorized copy of the plan attached hereto and subject to the condition mentioned below.

The permit expires on **24.08.2031.** The building construction work should be completed as per plan before the expiry date. If it is not possible to complete the construction, then fresh Planning Permission Applicationhas to be submitted for continuing the construction work. The Rules that may be currently in force at that time will be applicable.

Yours faithfully

Digitally signed by M S SANTHOSH KUMAR
Date: 2023.08.25 16:13:11 +05'30'

For MEMBER SECRETARY

For SAGAR GRANDHI CONSTRUCTIONS PVT. LTD.

Managing Director.

For SAGAR GRANDHI EXPORTS PVT. LTD.

Managing Director

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/WDCN15/00352/2023		CMDA/PP/NHRB/S/0234/2023 - 19/07/2023	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N15	N199	13/09/2023	29/08/2023
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		Sagar Grandhi Exports Pvt Ltd-Rep.by its Managing Director Thiru.G. Balaji, No:53/74,Venkatasan Street, Chindadripet, Chennai-600002.	
சேவைப்பட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Plot No:92 &93, Survey No:591/1A7,591/1A8,592/1A7, CLASSIC RETREAT 3RD CROSS STREET,SHOLINGANALLUR(N199),SHOLINGANALLUR(N199),Sholinganallur, Chennai, 600119	
Building License Fees			322000
Road cut charges - CMWSSB SEWERAGE			20100
Road cut charges - CMWSSB, WATER			15100
Road cut charges - TNEB			15100
Scrutiny Fees			3200
Workers Welfare Board			815000
மொத்தக் கட்டணம்/ Total (In Rs.)			1190500

Amount (in words): Rupees Eleven Lakhs Ninety Thousands Five Hundred Only

Payment Details:

DD Number: 111877 Amount (In Rs.): 1190500 Date: 13/09/2023 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 12/09/2028

Permit Valid upto 12/09/2028

Digitally Signed by K Sundararajan
Date: 13-Sep-2023 (16:57:10)

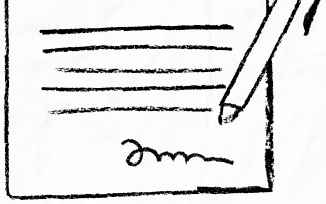
Executive Engineer (T.P.)

For SAGAR GRANDHI CONSTRUCTIONS PVT. LTD.

Managing Director.

For SAGAR GRANDHI EXPORTS PVT. LTD.

Managing Director



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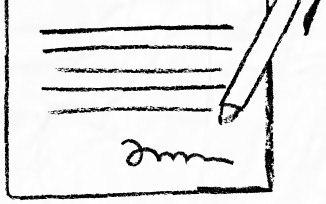

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