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DIGITALLY VERIFIED RECORD

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/HRB/S/0481/2022** Date : 28/07/2023

To

The Additional Chief Secretary/Commissioner,
Greater Chennai Corporation,
Chennai 600 003.

Sir,

Sub: CMDA-Area plans Unit - High-Rise Building(South) – The Planning Permission Application for the proposed construction of High Rise Building (HRB) with 36.0m height (FGL to top of terrace) consisting of Extended Basement floor (3 level Multi level Puzzle Car Parking) + Ground floor + 9 floors of Commercial Office Building at Door No.140, Poonamallee High Road, Koyambedu, Chennai 600107 in Old S.No.149/2, T.S.No.6/2, Block No.36 of Koyambedu Village within the limit of Greater Chennai Corporation applied by M/s. Srinivasan Associates Private Limited - Approved and forwarded to Local Body for issue of Building Permit - Reg.

Ref:
1. Planning Permission Application received in APU No.CMDA/PP/HRB/S/0481/2022 dated 09.09.2022.
2. Proceedings of the Tahsildar, Aminjikarai Taluk, Procs.No.A1/035/2018 Dated 22.06.2018
3. Government Letter No.4805/UD-5(1)/2021-2, H&UD Department, dated 20.06.2022.
4. NOC received from DF&RS in R.Dis.No.16754/C1/2021, PP.NOC.No.13/2022 dated 07.02.2022.
5. Minutes of 267th MSB Panel Meeting held on 17.10.2022.
6. Minutes of 5th HRB Committee Meeting held on 03.11.2022.
7. NOC from AAI in CHEN/SOUTH/B/110322/724679 dated 06.01.2023.
8. WRD letter No. DB/T5(3)/F-011790 NOC- Koyambedu Village 0600/2023/dated 20.02.2023.
9. NOC from Police (Traffic) in letter Rc. No. Tr/ Licence /09/534/2023, dated 21.02.2023
10. This office online DC letter dated 26.06.2023
11. Applicant remitted DC & Other charges through online dated 04.07.2023 with undertakings.

The Planning Permission Application for the proposed construction of High Rise Building (HRB) with 36.0m height (FGL to top of terrace) consisting of Extended Basement floor (3 level Multi level Puzzle Car Parking) + Ground floor + 9 floors of Commercial Office Building at Door No.140, Poonamallee High Road, Koyambedu, Chennai 600107 in Old S.No.149/2, T.S.No.6/2, Block No.36 of Koyambedu Village within the limit of Greater Chennai Corporation applied by M/s. Srinivasan Associates Private Limited has been examined and Planning Permission is issued based on the 5th HRB Committee approval accorded in the reference 6th cited and subject to the usual conditions put forth by CMDA in the reference 2nd to 10th cited.

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.18,131.00	CMDA/PP/Ch/8439/2022 & dt. : 09 September, 2022

II	Scrutiny Fees	Rs.9,064.00	CMDA/PP/Ch/10845/2023 & dt. : 20 May, 2023
III	Balance Scrutiny Fees	Rs.12,000.00	CMDA/PP/Ch/11216/2023 & dt. : 04 July, 2023
IV	Development charges for land per Sq. m.	Rs.24,000.00	CMDA/PP/Ch/11216/2023 & dt. : 04 July, 2023
V	Development charges for building per Sq. m.	Rs.2,41,000.00	CMDA/PP/Ch/11216/2023 & dt. : 04 July, 2023
VI	Regularisation charge for land	Rs.2,35,000.00	CMDA/PP/Ch/11216/2023 & dt. : 04 July, 2023
VII	Security Deposit for Building	Rs.34,85,000.00	CMDA/PP/Ch/11216/2023 & dt. : 04 July, 2023
VIII	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/11216/2023 & dt. : 04 July, 2023
IX	I & A Charge	Rs.53,75,000.00	CMDA/PP/Ch/11216/2023 & dt. : 04 July, 2023
X	Shelter Charges	Rs.56,20,000.00	CMDA/PP/Ch/11216/2023 & dt. : 04 July, 2023
XI	IDC - CMWSSB (For sewered area only)	Rs.22,30,000.00	CMDA/PP/Ch/11216/2023 & dt. : 04 July, 2023
XII	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/11216/2023 & dt. : 04 July, 2023

3. The applicant has also furnished an undertaking to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS, Police (Traffic), AAI, IAF, PWD & Environmental Clearance.

4. The Promoter has to submit the necessary sanitary 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 to a single sump for the above premises for purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 100 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 - 2019 and enforcement action will be taken against such development.

5. Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. This 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 connected 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 / Registered Engineers / Architects who has signed in the plan to ensure the safety during construction and

after construction and also for its continued structural stability of the buildings. In this regard, the applicant along with the Architect, Structural Engineer, Geo - Technical consultant and Construction Engineer has furnished undertaking in Form - C format.

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 consider only the aspect on 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.

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

8. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority.

9. The applicant has to comply with all the conditions stipulated in the NOCs issued by the Police (Traffic), DF&RS, AAI, IAF, PWD & Environmental Clearance (whichever is applicable)

10. Two sets of plan for the proposal is approved and numbered as Planning Permission **OL-PP/HRB/0004/2023** dated **28/07/2023** in **Permit No. OL-00422** are sent herewith. The Planning Permission is valid for the period from **28/07/2023 to 27/07/2031**

11. 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.

12. The Commissioner Corporation is requested to take necessary further action for issue of Building Permit under the Local Body Act.

This Planning Permission is not final. The applicant has to commence the project only after obtaining necessary Building Permit

under the Local Body Act.

The applicant has to follow the conditions of The Tahsildar, Aminjikarai Taluk in Procs.No.A1/035/2018 dated 22.06.2018, " A.V.K.Umapathy should not construct any pucca building in the portion of land measuring 465.5 Sq.metres in T.S.No.8 part of Block No.36 of Koyambedu Town and it must be utilized only as approach Road to his patta land and should not be alienated to any third party in future & the said portion of land should be returned to Government as and when required by the Government in the reference 2nd cited.

The Government Letter No.4805/UD-5(1)/2021-2, H&UD Department, dated 20.06.2022, the Government have recommended to process planning permission application and issuance of planning permission in reference 3rd cited.

Yours faithfully,

Digitally signed by PANNEER KARTHEEPAN
Date: 2023.08.03 15:39:56 +05'30'

For

Member Secretary

CMDA

Encl :

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

Copy To:

SRINIVASAN ASSOCIATES PRIVATE LIMITED rep by it MD Srinivasan
Door No. 14/2 & 4, Plot No. 1
Avinashi Road, Opp. Tirupur Textiles,
Peelamedu,
Coimbatore - 641 004.

The Deputy Planner,
Enforcement Cell (South),
CMDA, Chennai 600008.

The Director of Fire & Rescue Service
No.17, Rukumani laksmipathy salai,
Egmore, Chennai-600 008.

The Additional Commissioner of Police (Traffic),
Greater Chennai,
Vepery, Chennai – 600007.

The Managing Director, CMWSSB,
No.75, Santhome High Road,
MRC Nagar, R.A.Puram, Chennai 600028.

The Chief Engineer,
TNEB, Chennai – 600002.

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

The Chairperson,
Tamil Nadu Real Estate Regulatory Authority,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai 600008.

Thiru.V.S.Vigneswar
Registered Architect,
No.3, 'N' Street, K.G.Colony, Chennai - 600 010.

Thiru.P.Raman
Registered Structural Engineer,
S.S.Manians Apartment,
No.5/13, Thambiah Road Extn.,
West Mambalam, Chennai - 600 033.

Thiru.Srinivasan,
Construction Engineer(CE),
Door No. 14/2 & 4, Plot No. 1
Avinashi Road, Opp. Tirupur Textiles,
Peelamedu,
Coimbatore - 641 004.

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/HRB/S/0481/2022**
Planning Permission No.	:	**OL-PP/HRB/0004/2023**
PermitNo.	:	**OL- 00422** **Date of Permit:28.07.2023**

Name of Applicant with Address	:	SRINIVASAN ASSOCIATES PRIVATE LIMITED rep by it MD Srinivasan 14/2 & 4, 1, Avinashi Road, Opp. Tiruppur Textiles, Coimbatore - 641004 Mobile No. :9842223066 Email ID :nivasan@sapl.in
Date of Application	:	**09.09.2022**
Nature of Development: Building	:	Proposed construction of High Rise Building (HRB) with 36.0m height (FGL to top of terrace) consisting of Extended Basement floor (3 level Multi level Puzzle Car Parking) + Ground floor + 9 floors of Commercial Office Building.
Site Address	:	Door No.140, Poonamallee High Road, Koyambedu, Chennai 600107 in Old S.No.149/2, T.S.No.6/2, Block No.36 of Koyambedu Village within the limit of Greater Chennai Corporation
Development Charge Paid	:	Rs.2,65,000.00/- (Rs. Two Lakh Sixty Five Thousand Only)
Receipt No	:	**CMDA/PP/Ch/11216/2023, Dated.04.07.2023**

Permission is 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 27.07.2031. 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 Application has 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 PANNEER KARTHEEPAN
Date: 2023.08.03 15:25:51 +05'30'

for **MEMBER SECRETARY**

CONDITIONS

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.

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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