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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: mcmda@tn.gov.in, Web site: www.cmdachennai.gov.in

Letter No.PP/SB/S(B1)/0184/2019, Dated: 18.09.2019

To

The Principal Chief Engineer,
Greater Chennai Corporation,
Chennai-600003.

Sir,

Sub: CMDA – Area Plans Unit - ‘B’ Channel (South) – Revised Planning Permission for the proposed construction of Stilt + 5 floors Residential building with 25 dwelling units availing premium FSI at Plot No.1 & 2, Nanganallur 100 feet Road & Lakshmi Nagar 3rd stage, Thalakanancheri, Chennai – 600 061 in Old S.No.61/4A1A part, T.S.No.30 & 31, Block No.12, Ward- D in Alandur of Thalakanancheri Village within the limit of Greater Chennai Corporation – Approved and forwarded to Local Body for issue of Building Permit – Reg.

- Ref:**
1. Planning Permission Application received in SBC No.CMDA/PP/SB/S/0184/2019, dated: 15.04.2019.
 2. G.O.Ms.No.86, H&UD Department dated 28.03.2012
 3. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
 4. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
 5. G.O.(Ms).No.18.MAWS (MA-I) Department, dated 04.02.2019.
 6. Earlier, Planning Permission issued in Planning Permission No.B/Spl.Bldg./23/2018, Permit No.,11832 and in letter No.B2/8697/2017, dated.05.02.2018.
 7. This office GLV letter even No addressed to SRO,Alandur,dated.04.06.2019
 8. GLV letter 15/2019, dated.07.06.2019 received from SRO,Alandur.
 9. CMDA office order No.7/2019 dated 12.03. 2019
 10. This office DC letter even No. dated.19.06.2019.
 11. Letter dated.26.08.2019 received from the applicant.

[Handwritten signatures and initials]

The revised Planning Permission application for the proposed construction of Stilt + 5 floors Residential building with 25 dwelling units availing premium FSI at Plot No.1 & 2, Nanganallur 100 feet Road & Lakshmi Nagar 3rd stage, Thalakanancheri, Chennai - 600 061 in Old S.No.61/4A1Apt, T.S.No.30 & 31, Block No.12, Ward-D in Alandur of Thalakanancheri 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 reference 10th cited.

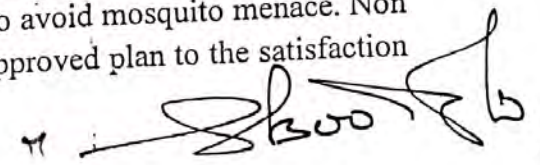
The applicant has remitted the following charges in the reference 11th cited.

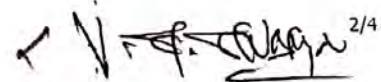
Sl.No	Description	Already remitted in receipt No.B06309, dated.27.12.2017 in file No.B2/8697/2017	Now remitted in Receipt No.B0013646, dated.20.08.2019
i)	Development charges	₹ 24,200/-	₹ 8,000/-
ii)	Scrutiny Fee	----	₹ 3,000/-
iii)	Regularization charges	Nil	Nil
iv)	Open space & reservation charges	Nil	Nil
v)	Security Deposit for Building	₹ 4,17,000/-	₹ 91,000/-
vi)	Security Deposit for Display Board	₹10,000/-	Nil
vii)	Security Deposit for Septic Tank	Nil	Nil
viii)	Infrastructure & Amenities Charges	₹ 5,58,000/-	₹ 2,53,000/-
ix)	Premium FSI Charges	₹ 45,90,000/-	₹ 71,28,000/-
x)	Shelter charges	Nil	Nil
xi)	MIDC Charges	₹ 2,79,400/-	₹ 1,61,000/-

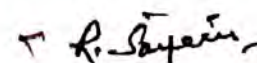
2. Two sets of approved Plans are numbered as B/NHRB/ 259/2019,

dated.18.09.2019, Permit No.12842 are sent herewith. The Planning Permit is valid for the period from 18.09.2019 to 17.09.2024.

3. The Localbody 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



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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.

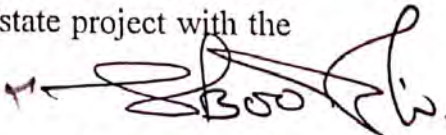

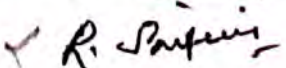
4. The Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority. The Town & 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.

5. 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 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.

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.

7. 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

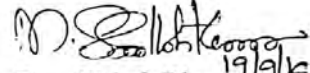
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✓ 

Real Estate Regulatory Authority.

8. This Planning Permission is not final. The applicant has to approach the Principal Chief Engineer, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

9. 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.

Yours faithfully,


For Chief Planner
Area Plans Unit.

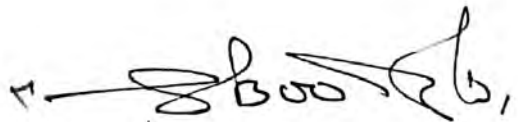
18/12/19


Encl:

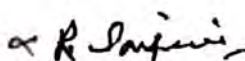
1. Two sets of approved Plans
2. Two copies of Planning Permit

Copy to:

1. M/s.Balaji Developers
Rep by its partners 1.R.Sanjeevi 2.V.Boopathy &
3.V.S.Subramanian
No.1/15, Macmillan Colony, 5th Street,
Nanganallur, Chennai.
2. **The Deputy Planner**
Enforcement Cell (South), CMDA, Chennai – 8.
(With one set of approved plans)
3. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road, Nungambakkam,
Chennai-34.
4. **The Member**
Appropriate Authority
No.108, Mahatma Gandhi Road, Nungambakkam,
Chennai-34.
5. **The Managing Director,**
CMWSSB,
No.2, Pumping Station Road,
Chinthadripet,
Chennai-600002.







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Chennai Metropolitan Development Authority

PREMIUM FSI

PLANNING PERMIT

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

PERMIT No. 12842

B/NHRB/259/2019

Date of Permit. 18.09.2019

M/s. Babaji Developers

File No. PP/SB/CLBD/0184/2019 Rep. by its Partner 1. R. Sarjeshi,

2. V. Beepathy & 3. V.S. Subramanian

Name of Applicant with Address. No. 1/15, Macmillan Colony,

5th Street, Nanganallur, Chennai.

Date of Application. 15.09.2019

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

Stilt 75 floors residential building with

Site Address. 25 dwelling units at Plot No. 1 & 2, Nanganallur

100 feet Road and Lakshmi Nagar 3rd

Division No. Stage, Thalakarancheri, Chennai - 61. in

old S.No. 61/A/A part, T.S. No. 30 & 31,

Block No. 12, Ward - D in Plandun of Thalakarancheri village.

Development Charge paid Rs. 8,000/- Challan No. 200/3646 Date 20.08.2019

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 17.09.2024

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.

M. S. Lakshmi
For MEMBER SECRETARY
19/9/19

[Signature]

[Signature]

[Signature]



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
நகரமைப்பு பிரிவு - பணித்துறை
Town Planning Section-Works Department

**REVISED
PLAN**

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின்படி)

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN12/00331/2019		PP/SB/S(B1)/0184/2019 - 18/09/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N12	N167	08/11/2019	08/11/2019
மனுதாரரின் பெயர் மற்றும் முடியிருப்பு முகவரி / Applicant name & address		MS. BALAJI DEVELOPERS-REP BY ITS PARTNERS.I.R.SANJEEVI 2. V.BOOPATHY & 3. V.S. SUBRAMANIAN. NO:1/15 MACMILLAN COLONY, 5TH STREET, NANGANALLUR, CHENNAI- 600 061.	
சேவையின் தன்மை / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Block No:12,Plot No:1 & 2, Survey No:TS:30&31 NANGANALLUR 100 FT RD & LAKSHMI NAGAR 3RD STAGE,NANGANALLUR,NANGANALLUR,Thalakananaheri, Chennai. 600061	
Building License Fees		253000	
Road cut charges - CMWSSB SEWERAGE		59500	
Road cut charges - CMWSSB, WATER		67500	
Road cut charges - TNEB		67500	
Scrutiny Fees		600	
மொத்தக் கட்டணம்/ Total (In Rs.)		448100	

Amount (in words): Rupees Four Lakh Forty Eight Thousands One Hundred Only

M.W.G.W.F. DD Details : DD Number: 837903 Amount: 73500 Rs. Date:06/11/2019 Bank:KARUR VYSYA BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்புளிக்கப்பட்ட வரைய நகலினை அனுமதி

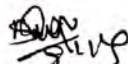
Sanctioned for CMDA Proposal- only for Building Permit Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

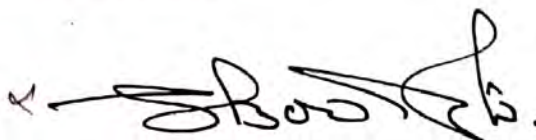
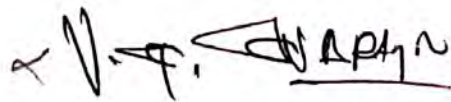
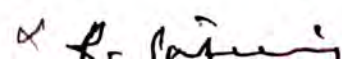
இந்த அனுமதி 07/05/2020 ஆம் தேதிக்குள் வேலை தொடங்குவதில் தாமதமாகாமல் கட்டிட வேலைகளை தொடங்கி நடத்தப்படும்படி அனுமதி முடிவு நாள் 07/11/2024

This Sanction will expire if the construction is not started with in 07/05/2020

If Construction started Building Permit is valid up to 07/11/2024


Assistant Executive Engineer (T.P.)


Executive Engineer (T.P.)




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08/11/19