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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/NHRB/S(B1)/0205/2020, Dated: 22.07.2020

To

The Principal Chief Engineer,
Greater Chennai Corporation,
Ribbon Building, Chennai 600003.

Sir,

Sub: CMDA – Area Plans Unit - ‘B’ Channel (South) - Planning Permission for the proposed construction of Stilt floor + 4 floors + 5th floor (part) (18.30 m Height) Residential building with 18 dwelling units availing premium FSI at Door No.19/24, Block No.MIG – Block E, Emerald Block, 4th Avenue, Besant Nagar, Chennai in T.S.No.11/3, Block No.26 of Urur 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/NHRB/S/0205/2020, dated.09.03.2020.
 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. CMDA office order No.7/2019 dated 12.03. 2019.
 7. This office DC letter even No. dated.09.6.2020.
 8. Letter dated.13.07.2020 received from the applicant.

The Planning Permission Application for the proposed construction of Stilt floor + 4 floors + 5th floor (part) (18.30 m Height) Residential building with 18 dwelling units availing premium FSI at Door No.19/24, Block No.MIG – Block E, Emerald Block, 4th Avenue, Besant Nagar, Chennai in T.S.No.11/3, Block No.26 of Urur Village within the limit of Greater Chennai Corporation received in the reference 1st cited has been examined and

For SRESHTA SUMANTH BUILDERS PVT. LTD.

Authorised Signatory

Planning Permission is issued subject to the conditions put forth by CMDA in the reference 7th cited.

2. The applicant has remitted the following charges in the reference 8th cited.

i)	Development charges	₹ 40,000/-	Receipt No. B0016543, dated 12.06.2020.
ii)	Scrutiny Fee	₹ 5,000/-	
iii)	Regularization charges	Nil	
iv)	Open space & reservation charges	Nil	
v)	Security Deposit for Building	₹ 6,30,000/-	
vi)	Security Deposit for Display Board	₹ 10,000/-	
vii)	Security Deposit for Septic Tank	Nil	
viii)	Infrastructure & Amenities Charges	₹ 9,78,000/-	
ix)	Premium FSI Charges	₹ 1,97,05,000/-	
x)	Shelter charges	Nil	
xi)	MIDC Charges	₹ 6,03,000/-	

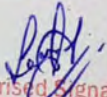
3. Two sets of approved Plans are numbered as **B/NHRB/208/2020, dated. 22.07.2020, Planning Permit No.13577** are sent herewith. The Planning Permit is valid for the period from. **22.07.2020, to 21.07.2025.**

4. 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 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

For SRESHTA SUMANTH BUILDERS PVT. LTD.


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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.

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 Principal Chief Engineer, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

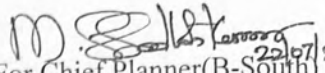
10. Applicant shall not commence construction without building approval from the Greater Chennai Corporation.

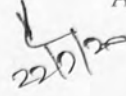
For SRESHTA SUMANTH BUILDERS PVT. LTD,


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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.

Yours faithfully,


For Chief Planner(B-South)
Area Plans Unit.


22/7/20


Encl:

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

Copy to:

1. **M/s.Sreshta Sumanth Builders Private Limited,**
Represented by Lavanya Subramanian,
GPA for 1.Thiru.S.Subramanian (G1), 2.Thiru.S.Panchanathan (G1), 3.Thiru.Mukund Sankaranarayan (G2), 4.Tmt.Bharath Sankaranarayan (G2), 5.Tmt.S.Vanaja (Life Interest) (G2), 6.Thiru.M.Sankaranarayanan (Life Interest) (G2), 7.Tmt.Ghayathri Devi (F3), 8.Tmt.Chitra Subramanian (F4), 9.Tmt.S.S.Janaki (S5) and 10.Thiru.Madhusudanan (S6),
No.8 (57), Luz Avenue,
Mylapore, Chennai. 600004.
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.

For SRESHTA SUMANTH BUILDERS PVT. LTD.


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

PERMIT No. 13577

Date of Permit 22.07.2020

B/NHRB/208/2020

M/s. Sreshtha Sumanth Builders Pvt. Ltd.,
Rep. by Lavanya Subramanian.

File NBP/NHRB/5(BD)/205/2020

Name of Applicant with Address: No. 8(5-7), LIZA Avenue, Mylapore
Chennai - 600 044.
Date of Application 09.03.2020.

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


Site Address: AP for the proposed construction of
Stilt floor + 4 floors + 5th floor (part)
(18.30 m height) Residential building
with 18 dwelling units at Door.....

Division No. No. 19/24, Block No. M1G - Block E,
Emerald Block, 4th Avenue, Besant Nagar,
Chennai in T.S. No. 11/3, Block No. 26 of WVM village

Development Charge paid Rs. 10,000/- Challan No. 154B Date 12.06.2020

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 21.07.2025
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 MEMBER SECRETARY
21/7/2020

For SRESHTA SUMANTH BUILDERS PVT. LTD.


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பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
 நகரணிப்பு 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	
CTBA/WDCN13/00249/2020		PP/NIIRB/S(B1)/0205/2020 - 22/07/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெற்றுள்ள நாள் / Application Date
N13	N176	06.08.2020	06/08/2020
தொழிலாளின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		SRESHITA SUMANTH BUILDERS PVT LTD REP BY LAVANYA SUBRAMANIAN-GPA FOR S. SUBRAMANIAN & 9 OTHERS OLD NO: 57, NEW NO: 8, LUZ AVENUE, MYLAPORE, CHENNAI- 600 004.	
சேவையளிக்கும் தகவல் / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:19/24,Block No:26,Plot No:MIG, BLOCK-F, EMERALD BLOCK, Survey No:T.S.No:11/3, Besant Nagar, 4th Avenue, Besant Nagar, Besant Nagar, Urur, Chennai, 600090	
Building License Fees			323300
Road cut charges - CMWSSB SFWERAGE			31400
Road cut charges - CMWSSB, WATER			23500
Road cut charges - TNEB			23500
Scrutiny Fees			600
Workers Welfare Board			418000
மொத்தக் கட்டணம், Total (In Rs.)			820300

Amount (in words): Rupees Eight Lakh Twenty Thousands Three Hundred Only

Payment Details:

DD Number: 030101 Amount: 820300 Date: 30/07/2020 Bank: AXIS BANK LTD.
 (In Rs.)

பின் குறிப்பிடும் நிபந்தனைகளுடன் அனுமதிக்கு ஒப்புமிகளையும் வரைபட நகலின்மீற அனுமதி

Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

இந்த அனுமதி 05/02/2021 முதல் 05/08/2025 முடிவு நாள்

ஆம் தேதிக்குள் வேலை தொடங்குவதில் தாமதமாகிவிட்டால் காலாவதியாகிவிடும் தொடக்கம் 19 சூன் 2020 அனுமதி

This Sanction will expire if the construction is not started with in 05/02/2021

If Construction started Building Permit is valid up to 05/08/2025

For SRESHITA SUMANTH BUILDERS PVT. LTD.

Authorised Signatory



Digitally Signed by A S Murugan
 Date: 06-Aug-2020 (13:15:10)

Executive Engineer (T.P.)