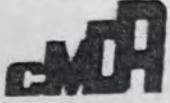


BY REGISTERED POST WITH ACK DUE



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.inWebsite: www.cmdachennai.gov.in

Letter No. PP/NHRB/N/069/2020 Dated:08.07.2020

To

The Principal Chief Engineer
Greater Chennai Corporation
Ribbon Building
Chennai – 600 003.

Sir,

Sub: CMDA – APU – (B Channel – North Division) – Planning Permission Application for the proposed construction of Stilt + 4 Floors + 5th Floor (Part) Residential Building with 19 Dwelling units at Plot No.18, 19 & 20, Masilamaneeswarar Street, Venkateshwara Nagar, Ambattur, Chennai – 600 053 comprised in Old S.No.20/6, 8 & 9 (As per Document), Old S.No.20/3A1A1A2 part, New T.S.No.72/1, 72/2, Block No.26, Ward – A of Oragadam Village within Greater Chennai Corporation Limit - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

- Ref: 1. The PPA received in SBC No.CMDA/PP/NHRB/N/069/2020 dated 28.01.2020.
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, Municipal Administration and Water Supply (MA.I) Dept. dated 4.2.2019.
6. CMDA office order No.7/2019 dated 12.3.2019.
7. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
8. G.O. (Ms) No.35 Housing and Urban Development (UD – 1(1)) Department, dated. 18.02.2020.
9. G.O. (Ms) No.54 Housing and Urban Development (UD – 1(1)) Department, dated. 12.03.2020.
10. This office DC advice sent to the applicant in this office letter even No. dated 16.03.2020.
11. The applicant's letter dated 08.06.2020.


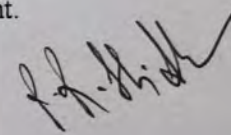
Planning Permission Application for the proposed construction of Stilt + 4 Floors + 5th Floor (Part) Residential Building with 19 Dwelling units at Plot No.18, 19 & 20, Masilamaneeswarar Street, Venkateshwara Nagar, Ambattur, Chennai – 600 053 comprised in Old S.No.20/6, 8 & 9 (As per Document), Old S.No.20/3A1A1A2 part, New T.S.No.72/1, 72/2, Block No.26, Ward – A of Oragadam Village Greater Chennai Corporation Limit 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 11th cited.

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

| Sl. No. | Description | Total Amount | |
|---------|-------------------------------|---|--|
| 1. | Development Charge | Rs.21,000/- (Rupees Twenty One Thousand only) | Vide Receipt No.B0016319 dated 24.03.2020. |
| 2. | Scrutiny Fee | Rs.4,000/- (Rupees Four Thousand only) | |
| 3. | I&A charges | Rs.5,01,000/- (Rupees Five Lakh One Thousand only) | |
| 4. | Security Deposit for Building | Rs.3,20,000/- (Rupees Three Lakh Twenty Thousand only) | |
| 5. | S.D for Display Board | Rs.10,000 /- (Rupees Ten Thousand only) | |
| 6. | CMWSSB charges | Rs.2,78,000/- (Rupees Two Lakh Seventy Eight Thousand only) | |
| 7. | Flag Day | Rs. 500/- (Rupees five hundred only) | Vide Receipt No.16319 dated 24.03.2020. |

3. Two sets of approved Plans are numbered as B/NHRB/183/2020 dated.08.07.2020 in Planning Permit No.13552 are sent herewith. The Planning Permit is valid for the period from 08.07.2020 to 07.07.2025.

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 hermetically sealed with properly protected vents to avoid mosquito menace. No 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.

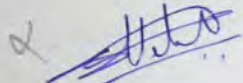
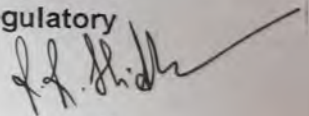
5. The Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority. The Town & 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 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 Govt. in G.O.Ms.No.112, H&UD Dept. dated 22.6.2017, to carry out the provisions of Real Estate (Regulation and 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".

“தமிழ்நாடு அரசு, அரசாணை எண் G.O.Ms.No.112, H&UD Dept. நாள் 22.6.2017-ல் கட்டிட, மனை விற்பனை (முறைப்படுத்தலும் மற்றும் மேம்படுத்தலும்) விதிகள் 2017-க்கு ஒப்புதல் அளித்துள்ளது. இதன்படி மனை/கட்டிடம் விற்பவர் உத்தேசிக்கப்படவிருக்கும் மனை, கட்டிடம் (அ) அபாட்த்மெண்டிற்கு விளம்பரம் செய்யவோ விற்பனை செய்யவோ முன்பதிவு செய்யவோ, விற்கவோ (அ) விலை அறிவிப்பு செய்யவோ மனை, கட்டிடம் (அ) அபாட்த்மெண்டுகளை வாங்குபவர்களுக்கு அழைப்பு விடுக்கவோ எதுவாக இருந்தாலும், அக்கட்டிட, மனை விற்பனை திட்டத்தை தமிழ்நாடு கட்டிட, மனை விற்பனை ஒழுங்குமுறை குழுமத்தில் பதிவு செய்த பிறகே, செயல்படுத்த வேண்டும் என்ற நிபந்தனைக்கு உட்பட்டு இந்த திட்ட அனுமதி ஒப்பளிக்கப்படுகிறது.”

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 the 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.

Yours faithfully,

S. Ganesan
8/7/2020
For Chief Planner
Area Plans Units

- Encl:** 1. Two sets of approved Plans
2. Two copies of Planning Permit

Copy to:

1. Thiru.S.Mahesh,
AH - 41, Santhi Colony,
Anna Nagar,
Chennai - 600 040.
2. **The Member**
Appropriate Authority
108, Uthamar Gandhi Salai
Nungambakkam, Chennai - 600 034.
3. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road
Nungambakkam, Chennai - 600 034.

4. **The Senior Planner**
Enforcement Cell CMDA,
Chennai - 600 008.

5. **The Chief Engineer**
CMWSSB
No.1, Pumping Station Road,
Chintadripet,
Chennai - 600 002.

f. b. Shidh

[Signature]

89

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 13552

B/NHRB/183/2020

Date of Permit 07.07.2020

Thiru. S. Mahesh,

File No. B/NHRB/N/69/2020, AH-41, Shanthi colony,
Anna Nagar, Chennai-40.

Name of Applicant with Address.....

Date of Application 23.01.2020

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

AP for the proposed construction of
Site Address: 4th floor + 4 floors + 5th floor (part).

Residential building with 19 dwelling
units at Plot No. 18, 19 and 20,
Masilamani Swarnam Street, Venkateshwara Nagar,
Ambattur, Chennai - 53. (as per document), ed. S. No. 20/4, 8 and 9

T.S. No. 12/1, 12/2, Block No. 26, Ward - A of Oragadam
Development Charge paid Rs. 21,000/- Challan No. B0016319 Date 24.03.2020

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 07.07.2025
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.

S. Chandrasekhar
For MEMBER SECRETARY
6/7/2020

[Handwritten signature]

[Handwritten signature]



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 | | கட்டிட அனுமதி எண் / Plan Submission No | |
| CEBA/WDCN07/00240/2020 | | PP/NHRB/N/069/2020 - 08/07/2020 | |
| மண்டலம் / Zone | சாஸ்டம் / Ward | அனுமதி நாள் / Approval Date | மனுப்ப நாள் / Application Date |
| N07 | N079 | 04/08/2020 | 04/08/2020 |
| மனுப்பவரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address | | S MAHESH-AH-41, SANTHI COLONY ANNA NAGAR, CHENNAI - 600040. | |
| சேவையின் வகை / Service Type | | Building Permit for CMDA Approved Plan | |
| மனை அமைவிடம் / Plot address | | Block No:26, Plot No: 18, 19 & 20, Survey No: T.S.No: 72/1 & 72/2, VENKATESWARA NAGAR, MASILAMANI STREET, AMBEDKAR STATUE, AMBATTUR, Oragadam, Chennai, 600053 | |
| Building License Fees | | 152400 | |
| Road cut charges - CMWSSB SEWERAGE | | 14700 | |
| Road cut charges - CMWSSB, WATER | | 11000 | |
| Road cut charges - TNEB | | 11000 | |
| Scrutiny Fees | | 600 | |
| Workers Welfare Board | | 212900 | |
| மொத்தக் கட்டணம் / Total (In Rs.) | | 402600 | |

Amount (in words): Rupees Four Lakh Two Thousand Six Hundred Only

Payment Details:
 DD Number: 380550 Amount: 402600 Date: 27/07/2020 Bank: KARNATAKA BANK LTD.
 (In Rs.):

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்புளிக்கப்பட்ட வரைய நகலின்படி அனுமதி
 Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per
 Sanctioned plan copy.

03/02/2021 ஆம் தேதிக்குள் வேலை தொடங்குவதில் தாமதமாகாமல் காலாவதியாகிவிடும் தொகுப்புக்குத் தரப்பட்ட அனுமதி
 03/08/2025
 முடிவு நாள்

This Sanction will expire if the construction is not started with in 03/02/2021

If Construction started Building Permit is valid up to 03/08/2025



Digitally Signed by A S Murugan
 Date: 04-Aug-2020 (12:47:20)

Executive Engineer (T.P.)

A.S. Murugan

A.S. Murugan