

495

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 11989
" RENEWAL "
Date of Permit 31/10/2019
C/PP/MSB/48 A to M/2019
File No. EC/ST/8628/2019. M/S. AKSHAYA PVT. LTD,
Orandhi Square, No. 46,
Name of Applicant with Address. OMR, Kandan Chavadi,
Chennai - 96.
Date of Application. 23/05/2019.

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

Site Address. As Per Annexure Enclosed.

Division No.

9,20,000/-

Development Charge paid Rs. Challan No. 618. Date. 14/05/2014.

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 29/05/2022

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.

Govt. Lr (MS) No.13
dt. 24/01/2014.

For MEMBER SECRETARY

31/10/19
30/10/19 31/10/19

644

Chennai Metropolitan Development Authority

PERMIT No.11989

C/PP/MSB/48 (A to M)/2019

EC/S-II/8628/2019

Dated: -10/2019

CMDA – Enforcement Cell (South-II) - Renewal of Planning Permission for the construction of Group Developments of Residential / Commercial Building for 5 Blocks with 250 Dwelling Units comprising of Combined Double Basement for Block A to E; **Block -A:** Stilt Floor + 13 Floors Residential Building with 78 Dwelling Units, **Block-B:** Stilt Floor + 13 Floors Residential Building with 26 Dwelling Units, **Block-C:** Stilt Floor + 13 Floors Residential Building with 78 Dwelling Units, **Block-D:** Ground Floor + 10 Floors Commercial use - Ground Floor and 1st Floor for Retail Shop and 2nd Floor to 8th Floor for Office use and 9th & 10th Floors for incidental uses - Gym, Multipurpose Hall, Games Room & Swimming pool and **Block-E (LIG Block):** Ground Floor + 13 Floors Residential Building with 68 Dwelling units at Rajiv Gandhi Salai (OMR) in S.No.57/2C2, 57/3A1, 57/3A2, 57/3B1, 57/3B2, 57/3C, 57/4B2, 67/1A1, 67/2, 67/3, 69/2A2 & 69/2A3 of Okkiyam Thorapakkam Village, Chennai applied by M/s. Akshaya Private Limited.

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 MEMBER SECRETARY

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

RENEWAL

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/WDCN15/00014/2020		EC/S-11/8628/2019 - 31/10/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுப்ப நாள் / Application Date
N15	N195	22/01/2020	22/01/2020
மனுப்பாளர் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS. AKSHAYA PRIVATE LTD-GANDHI SQUARE, NO.46, RAJIV GANDHI SALAI (OMR), KANDANCHAVADI, CHENNAI- 600 096.	
சேவாபேரம் / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Block No:-,Plot No:-, Survey No:ANNEXURE ENCLOSED, RAJIV GANDHI SALAI(OMR),THORAIPAKKAM,THORAIPAKKAM,Ok kiam Thuraiykkam, Chennai, 600097	
Scrutiny Fees		600	
மொத்தக் கட்டணம் / Total (In Rs.)		600	

Amount (in words): Rupees Six Hundred Only

M.W.G.W.F. DD Details : DD Number: 514489 Amount: 100 Rs. Date:31/12/2019 Bank:ICICI BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்புவிக்கப்பட்ட வரைவு நகலின்மேல் 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 21/07/2020 ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் கானாவதியாகியும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி முடிவு நாள் 21/01/2025

This Sanction will expire if the construction is not started with in 21/07/2020

If Construction started, Building Permit is valid up to 21/01/2025

21/01/2025

Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)

23/10/20 22/1/20 20/1/20



GREATER CHENNAI CORPORATION
Town Planning Section
Works Department

ANNEXURE

RENEWAL

BUILDING PERMISSION

CEBA /WDCN15/00014/2020

Dated: 22.01.2020

M/S. AKSHAYA PRIVATE LTD.

Renewal of Building permission to the earlier approval for the construction of Group Development Residential cum Commercial Building of 5 Blocks with 250 Dwelling units comprising Combined Double Basement for **BLOCK A to E; Block A:** Stilt floor + 13 Floors Residential Building with 78, Dwelling units, **Block B:** Stilt Floor +13 Floors Residential Building with 26 Dwelling units, **Block C:** Stilt Floor + 13 Floors Residential Building with 78 Dwelling units, **Block D:** Ground Floor + 10 Floors Commercial use – Ground Floor and 1st floor for Retail Shop and 2nd floor to 8th floor for Office use and 9th & 10th Floors for incidental uses- Gym, Multipurpose Hall Games Room & Swimming pool and Block E: (LIG Block): Ground floor + 13 Floors Residential Building with 68 Dwelling units at Rajiv Gandhi Salai (OMR) in S.No:57/2C2,57/3A1, 57/3A2, 57/3B1, 57/3B2, 57/3C, 57/4B2, 67/1A1, 67/2, 67/3, 69/2A2 & 69/2A3 of Okkiyam Thoraipakkam Village - Approved.

[Signature]
22/01/2020
Asst. Exe. Engineer (Works)

[Signature]
22/01/2020
Executive Engineer (Works)

[Signature]
22/01/2020



(799)

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416

BY RPAD

Letter No.EC/S-II/8628/2019

Dated: 31.10.2019

To

The Commissioner,
Greater Chennai Corporation,
Ripon Building, Chennai - 600 003.

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-II) - Renewal of Planning Permission for the construction of Group Developments of Residential / Commercial Building for 5 Blocks with 250 Dwelling Units comprising of Combined Double Basement for Block A to E; **Block -A:** Stilt Floor + 13 Floors Residential Building with 78 Dwelling Units, **Block-B:** Stilt Floor + 13 Floors Residential Building with 26 Dwelling Units, **Block-C:** Stilt Floor + 13 Floors Residential Building with 78 Dwelling Units, **Block-D:** Ground Floor + 10 Floors Commercial use - Ground Floor and 1st Floor for Retail Shop and 2nd Floor to 8th Floor for Office use and 9th & 10th Floors for incidental uses - Gym, Multipurpose Hall, Games Room & Swimming pool and **Block-E (LIG Block):** Ground Floor + 13 Floors Residential Building with 68 Dwelling units at Rajiv Gandhi Salai (OMR) in S.No.57/2C2, 57/3A1, 57/3A2, 57/3B1, 57/3B2, 57/3C, 57/4B2, 67/1A1, 67/2, 67/3, 69/2A2 & 69/2A3 of Okkiyam Thoraipakkam Village, Chennai – Renewed - Final plan forwarded to Greater Chennai Corporation for issue of Building License – Reg.

- Ref: 1) Earlier, CMDA Planning Permission No.C/PP/MSB-IT/24 A to M/2014 Permit No.8169 in Letter No.C3/13103/2012 dated 30.05.2014
2) Renewal of Planning Permission application dated 23.05.2019 received from M/s. Akshaya Private Limited
3) This office DC advice letter even No. dated 27.09.2019
4) Applicant letter dated 01.10.2019

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The Application for Renewal of Planning Permission for the construction of Group Developments of Residential / Commercial Building for 5 Blocks with 250 Dwelling Units comprising of Combined Double Basement for Block A to E; **Block -A:** Stilt Floor + 13 Floors Residential Building with 78 Dwelling Units, **Block-B:** Stilt Floor + 13 Floors Residential Building with 26 Dwelling Units, **Block-C:** Stilt Floor + 13 Floors Residential Building with 78 Dwelling Units, **Block-D:** Ground Floor + 10 Floors Commercial use - Ground Floor and 1st Floor for Retail Shop and 2nd Floor to 8th Floor for Office use and 9th & 10th Floors for incidental uses - Gym, Multipurpose Hall, Games Room & Swimming Pool and **Block-E (LIG Block):** Ground Floor + 13 Floors Residential Building with 68 Dwelling units at Rajiv Gandhi Salai (OMR) in S.No.57/2C2, 57/3A1, 57/3A2, 57/3B1, 57/3B2, 57/3C, 57/4B2, 67/1A1, 67/2, 67/3, 69/2A2 & 69/2A3 of Okkiyam Thoraipakkam Village, Chennai received in the reference 2nd cited has been examined. The Planning Permission issued for the construction in the reference 1st cited vide Planning Permission No.C/PP/MSB-IT/24 A to M/2014, Permit No.8169 in letter No.C3/13103/2012 dated 30.05.2014 is valid till 29.05.2019. The application for renewal of Planning Permission received in the reference 2nd cited has been made before the expiry date of the validity period. The Planning Permission is renewed subject to the usual conditions put forth by CMDA.

Contd.,

2. The applicant has remitted the following charges at the time of approval obtained in the reference 2nd cited subject to the condition.

i)	Development charges for land and building under Sec.59 of the T&CP Act, 1971	Rs.9,20,000/- (Rupees Nine Lakhs Twenty Thousand only) Receipt No.00618 dated 14.05.2014
ii)	Balance Scrutiny Fee	Rs.1,00,000/- (Rupees one Lakh Only) Receipt No.00618 dated 14.05.2014
iii)	Regularisation Charges for Land	Rs.11,20,000/- (Rupees Eleven Lakhs Twenty Thousand Only) Receipt No.00618 dated 14.05.2014
iv)	Open Space & Reservation Charges	Nil
v)	Security Deposit for Building	Rs.2,26,25,000/- (Rupees Two Crores Twenty Six Lakhs Twenty Five Thousand Only) Receipt No.SD/74 dated 14.05.2014
vi)	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten Thousand only) Receipt No.SD/74 dated 14.05.2014
vii)	Security Deposit for STP	Rs.4,20,000/- (Rupees Four Lakhs Twenty Thousand Only) Receipt No.SD/74 dated 14.05.2014
viii)	Infrastructure & Amenities Charges	Rs.1,68,50,000/- (Rupees One Crore Sixty Eight Lakhs Fifty Thousand only) Receipt No. 00619 dated 14.05.2014
ix)	Premium FSI charges	Rs.37,50,000/- (Rupees Thirty Seven Lakhs Fifty Thousand only) Receipt No.00620 dated 14.05.2014

3. 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 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 DR and enforcement action will be taken against such development.

4. The renewal of Planning Permission 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 Engineer / License Surveyor / Architect 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.

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5. 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.

6. The condition for issue of Planning Permission indicated in CMDA letter No.C3/13103/2012 dated 30.05.2014 are reiterated for compliance.

7. Two sets of Renewed plans are numbered as PP No.C/PP/MSB/48 (A to M) dated 31-10-2019 are sent herewith. The Planning Permit is valid for the period upto 29.05.2022.

8. This approval is not final. The applicant has to approach the Commissioner, Greater Chennai Corporation for issue of building permit under the Local Body Act.

9. The Greater Chennai Corporation is requested to monitor the buildings and ensure that the construction are made as per the approved plan and also to initiate enforcement action then and there if the buildings are constructed in deviation to the approved plan.

Yours faithfully,

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for MEMBER-SECRETARY

5/11/19

Encl:

- 1. Two sets of approved plans
- 2. Two copies of Planning Permit

Copy to:

- ✓ 1. **M/s. Akshaya Private Limited,**
G-Square, No.46, Rajiv Gandhi Salai (OMR),
Kandanchavadi, Chennai – 600 096
- 2. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai-34.
- 3. **The Director of Fire & Rescue Service**
P.B.No.776, Egmore, Chennai-8.
- 4. **The Chief Engineer, CMWSSB,**
No.1 Pumping Station Road, Chintadripet, Chennai-2
- 5. **The Additional Deputy Commissioner of Police (Traffic),**
Kilpauk, Chennai- 600 010.
- 6. **The Chief Engineer, TNEB, Chennai-600 002.**
- 7. **The Chief Planner, MSB,**
Area Plans Unit, CMDA, Chennai – 600 008