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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](mailto:mcmda@tn.gov.in)

Website: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No. PP/SB/S/0021/2019

Dated: 13.02.2020

To

**The Principal Chief Engineer**

Greater Chennai Corporation

Ribbon Building

Chennai - 600 003.

Sir,

Sub: CMDA - APU - (B Channel - South Division) - Planning Permission Application for the proposed additional construction of 4<sup>th</sup> floor (part) with 3 dwelling units ( which falls party CRZ & partly Non-CRZ) over the existing Basement floor (part) + Stilt floor + 3 floors + 4<sup>th</sup> floor (part) Residential building with 19 dwelling units availing Premium FSI at Plot No.25, Door no. 5/11 and Plot No.26, Door no. 4/29, 2<sup>nd</sup> Cresent Park Road, Gandhi Nagar, Adyar, Chennai-20 Comprised in Old S.No.9/1 (part), T.S.No.38 and 39, Block No. 34 of Kottur Village, Greater Chennai Corporation.- Approved and forwarded to Local Body for issue of Building Permit - Regarding.

- Ref: 1. Planning Permission Application received in SBC No.CMDA/PP/SB/021/2019, dated 02.02.2019.
2. G.O.Ms.No.86, H&UD Department dated 28.03.2012.
3. Earlier Planning Permission was issued by CMDA in PP.No.B/Spl.Bldg./541 A to I / 2012,in file No.B2/4919/2011 dated 31.12.2012 and the same was renewed in EC division in file no EC/S1/19945/2015 dated 04.02.2016
4. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
5. Govt. letter No.6188/UD4 (3)/2017-8 received from H&UD Dept. dated 13.6.2017.
6. G.O.Ms.No.18, Municipal Administration and Water Supply (MA.I) Dept. dated 4.2.2019.
7. CMDA office order No.7/2019 dated 12.3.2019.
8. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
9. This office DC advice sent to the applicant in this office letter even No. dated 22.05.2019.
10. The applicant's letter dated 9.12.2019

C. K. ...  
Director.

Director.

Planning Permission Application for the proposed additional construction of 4<sup>th</sup> floor (part) with 3 dwelling units ( which falls party CRZ & partly Non-CRZ) over the existing Basement floor (part) + Stilt floor + 3 floors + 4<sup>th</sup> floor (part) Residential building with 19 dwelling units availing Premium FSI at Plot No.25, Door no. 5/11 and Plot No.26, Door no. 4/29, 2<sup>nd</sup> Crescent Park Road, Gandhi Nagar, Adyar, Chennai-20 Comprised in Old S.No.9/1 (part), T.S.No.38 and 39, Block No. 34 of Kottur Village, Greater Chennai Corporation received in the reference 1<sup>st</sup> cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 8<sup>th</sup> cited.

2. The applicant has remitted the following charges in the reference 9<sup>th</sup> cited.

Sl. No.	Description	Total Amount	
1.	Development Charge	Rs.4,000/-	Vide Receipt No.B0013317 dated 01.08.2019
2.	Scrutiny Fee	Rs.2,000/-	
3.	I&A charges	Rs.1,97,000/-	
4.	Security Deposit for Building	Rs.10,50,000/-	
5.	MIDC	Rs.7,23,000/-	
6.	Premium FSI Charges	Rs.43,50,000/-	

3. Two sets of approved Plans are Numbered as **B/ Spl.Bldgs / 63 A to H / 2020** dated.13.02.2020 in **Planning Permit No. 13332** are sent herewith. The **Planning Permit** is valid for the period **from 13.02.2020 to 12.02.2025.**

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. 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

C. K. ...  
Director.

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 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.

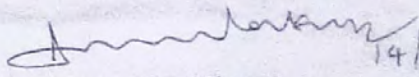
9. This Planning Permission is not final. The applicant has to approach the Principal Chief Engineer, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

10. Applicant shall not commence construction without building approval from the Local Body concerned.

11. Earlier planning permission was issued by CMDA in the reference 3<sup>RD</sup>cited charges are adjusted in this planning permission and earlier planning permission had been cancelled.

12. The Planning Permission issued under New Rule TNCDDBR, 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos.6912 & 6913 of 2019

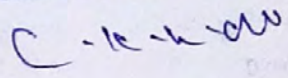
Yours faithfully,

  
14/2/2020  
For Chief Planner  
(B-South, APU)  
A  
74/2/2020

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

Copy to:

1. M/s. Rite Choice Foundations and Engineering Pvt. Ltd.,  
Door No.25, plot no.10/2  
First Main Road,  
Kasthuribai Nagar,  
Adyar, Chennai-600 020.
2. **The Member**  
**Appropriate Authority**  
108, Uthamar Gandhi Salai  
Nungambakkam, Chennai - 600 034.
3. **The Commissioner of Income Tax**  
No.168, Mahatma Gandhi Road  
Nungambakkam, Chennai - 600 034.
4. **The Chief Engineer,**  
**CMWSSB**  
No.1, Pumping Station Road,  
Chindaripet,  
Chennai - 600 002.
5. **The Senior Planner**  
Enforcement Cell CMDA,  
Chennai - 600 008.

RITECHOICE FOUNDATION & ENGINEERING (P) LTD.  
  
Director.

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(16)

# Chennai Metropolitan Development Authority

## PREMIUM FSI PLANNING PERMIT

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

PERMIT No. 13332

B/Epl. Bldg / 63AtoH/2020.

Date of Permit 13.02.2020

Rite choice Foundation and Engineering (P) Ltd,  
No. 25, First Main Road,  
Kasthurivilai, Nangan, Adyar,  
Chennai -

File No. P/SB/S(B2)/021/2019

Name of Applicant with Address.

Date of Application 02.02.2019

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

The PP for the proposed additional

Site Address construction of 4th floor (part) with 3  
dwelling units (with full CRZ 2  
partly Non-CRZ) over the existing basement floor (part)  
Division No. Stilt floor + 3 floors + 4th floor (part) Residential building with  
4 dwelling units available.

Development Charge paid RS. 4,000/- Challan No. B0013317 Date 01-08-2019  
Plot No. 25, Domino 5/11  
and Plot No. 26, Domino 4/29, 2nd Crescent Park Road, Grandhi Nagar,  
Adyar, Chennai - 20 in old S.No. 9/1 pt, T.S. No. 38 & 39, Block No. 34 of Kottur village

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 12-02-2025

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.

*[Signature]*  
For MEMBER SECRETARY  
G8  
12/2/2020

OF RITECHOICE FOUNDATION & ENGINEERING (P) LTD.

*[Signature]*  
Director.

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பெருநகர சென்னை மாநகராட்சி  
Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை  
Town Planning Section-Works Department

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவில் படி.)  
(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண் / Building Plan No		கட்டிட அனுமதி எண் / Plan Submission No	
CFBA/WDC N13/00281/2020		PP/SB/S/0021/2019 - 13/02/2020	
கோட்டம் / Zone	கோட்டம் / Ward	அனுமதி தேதி / Approval Date	அனுமதி மூலக் தேதி / Application Date
N13	N175	26/08/2020	26/08/2020
புகாராளர் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS. RITECHOICE FOUNDATIONS AND ENGINEERING PVT LTD AND OTHERS-DOOR NO.25, PLOT NO.10/2 KASTHURIBAI NAGAR, 1ST MAIN ROAD, ADYAR, CHENNAI- 600020.	
சேவைப் பெறுதல் / Service Type		CMDA Proposal- only for Building Permit	
முகவரி முகவரி / Plot address		Door No:5/11, 4/29,Block No.34,Plot No.25 & 26, Survey No.TS.NO:38 & 39, Gandhi Nagar 2nd Crescent Park Road,Gandhi Nagar,Adyar,Kottur, Chennai, 600070	
Building License Fees		90000	
Regularisation Charges (penalty under section 244A)		22000	
Seamless Fees		800	
மொத்தக் கூடுதல் அளவு: Total (In Rs.)		112600	

Amount (in words). Rupees One Lakh Twelve Thousands Six Hundred Only

M.W.C.W.F. DD Details : DD Number: 761467 Amount: 100000 Rs. Date:08/07/2020 Bank:VIJAYA BANK

இது குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்க ஏற்பாடு செய்யப்பட்ட ஒருபடி நகலின்படி 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 25/02/2021 முதல் தேதிக்குள் வேலை தொடங்கவில்லாது கட்டிடப்பணிகளைத் துவங்காமல் இருந்தால் சட்ட அனுமதி முடிவு தேதி 25/08/2025

This Sanction will expire if the construction is not started with in 25/02/2021

If Construction started Building Permit is valid up to 25/08/2025

*(Signature)*  
26/08/2020

Assistant Executive Engineer (T.P.)

*(Signature)*  
Executive Engineer (T.P.)

26/08/20  
26/08/20

For RITECHOICE FOUNDATION & ENGINEERING (P) LTD,

*(Signature)*  
Director.