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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)/0159/2020, Dated: 25.09.2020

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 +5 floors Residential building with 25 dwelling units availing Premium FSI at Plot No.C-6, IIT Colony 3rd Main Road and Sengalani Amman Street, IIT Colony, Narayanapuram, Pallikaranai, Chennai 600100 in S.No.634/2A12 of Pallikaranai 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/0159/2020, dated.27.02.2020.
 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.17.06.2020.
 8. Applicant's letter dated.18.09.2020

The Planning Permission Application for the proposed construction of Stilt floor +5 floors Residential building with 25 dwelling units availing Premium FSI at Plot No.C-6, IIT Colony 3rd Main Road and Sengalani Amman Street, IIT Colony, Narayanapuram,

For SREE GURU FOUNDATIONS PVT LTD

H. L. Suresh

Director

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Pallikaranai, Chennai 600100 in S.No.634/2A12 of Pallikaranai 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 7th cited.

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

i)	Development charges	₹ 38,000/-	Receipt No. B0017335 dated.18.09.2020
ii)	Scrutiny Fee	₹ 3,000/-	
iii)	Regularization charges	Nil	
iv)	Open space & reservation charges	Nil	
v)	Security Deposit for Building	₹ 6,05,000/-	
vi)	Security Deposit for Display Board	₹ 10,000/-	
vii)	Security Deposit for Septic Tank	₹ 25,000/-	
viii)	Infrastructure & Amenities Charges	₹ 9,46,000/-	
ix)	Premium FSI Charges	₹ 77,93,000/-	

3. Two sets of approved Plans are numbered as **B/NHRB/314/2020**, **dated.25.09.2020**, **Planning Permit No.13683** are sent herewith. The Planning Permit is valid for the period from **25.09.2020 to 24.09.2025**

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 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

For SREE GURU FOUNDATIONS PVT LTD

K. Anand
Director

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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.

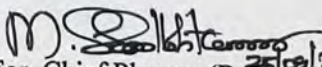
8.As approved by Tamil Nadu Government in G.O.M.s.No.112 H & UD Department dated 22.06.2017 to carry out the provisions of Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, Market, Book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment 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.

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,

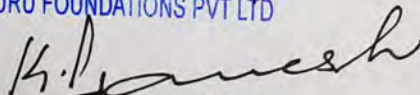

For Chief Planner (B-South)
Area Plans Unit.

25/9/2020

Encl:

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

For SREE GURU FOUNDATIONS PVT LTD


Director

Copy to:

1. ✓ **M/s.Sree Guru Foundations Private Limited,**
Represented by its Managing Director Thiru.K.Ganesh,
Plot No.1961-A, 3rd Street,
J.Block, Anna Nagar West,
Chennai 600040.
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.

For SREE GURU FOUNDATIONS PVT LTD

K. Ganesh

Director

Chennai Metropolitan Development Authority

Premium FSI PLANNING PERMIT

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

PERMIT No. 13683

B/NHRB/314/2020 Date of Permit 25-9-2020

M/s. Sree Guru Foundation PVT Ltd. Rep by K. Ganesh

File No. P.P./NHRB/S(BI)/0159/2020

Name of Applicant with Address Plot No. 1961-A, 3rd St. Street, Proposed Construction J. block, Anna Nagar West Ch-600040 Date of Application 27-08-2020 of 5/11 + 5 Floors Residential building with 25 dwelling units Nature of Development : Layout/Sub-division of Land/Building construction/Change in use of Land/Building

Site Address Plot No. C-6, IIT Colony, 3rd Main Road and Sengalasi Amman Street, IIT colony, Neryyankuppam Pallikarai Ch-600040 Division No. S.No. 634/2A.1.2 P.f.

Pallikarai village

Development Charge paid Rs 38,000 Challan No. B0017335 Date 18-09-2020

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 24-9-2025 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 of Member Secretary For MEMBER SECRETARY 25/9/2020

True copy For SREE GURU FOUNDATIONS PVT LTD K. Ganesh Director



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		திட்ட அனுமதி எண் / Plan Submission No	
CEBA/WDCN14/00402/2020		PP//NHRB//S(B1)/0159/2020 - 25/09/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N14	N189	29/10/2020	09/10/2020
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		SREE GURU FOUNDATIONS PVT LTD-PLOT No:C-6 IIT COLONY NARAYANAPURAM PALLIKARANAI CHENNAI-600100	
சேவையின் தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Plot No:C-6, Survey No:S.No634/2A 12,SENGALI AMMAN STREET,, I. I. T Colony 3rd Main Road,I.I.T Colony,Pallikaranai,Pallikarani, Chennai, 600100	
Building License Fees		308400	
Road cut charges - CMWSSB SEWERAGE		29400	
Road cut charges - CMWSSB, WATER		22100	
Road cut charges - TNEB		22100	
Scrutiny Fees		600	
Tentative improvement charges		790100	
Workers Welfare Board		403200	
மொத்தக் கட்டணம் / Total (In Rs.)		1575900	

Amount (in words): Rupees Fifteen Lakhs Seventy Five Thousands Nine Hundred Only

Payment Details:

DD Number: 073036

Amount 1575900
(In Rs.):

Date: 16/10/2020

Bank: HDFC BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

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

அனுமதி கால முடிவு 28/10/2025

Permit Valid upto 28/10/2025



Digitally Signed by A S Murugan
Date: 29-Oct-2020 (12:25:43)

For SREE GURU FOUNDATIONS PVT LTD
Executive Engineer (T.P.)

True copy -
14.10.2020
Director