

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.in

Website: www.cmdachennai.gov.in

Letter No. PP/NHRB/S/545/2021 Dated: 08.02.2022

To

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

Sir,

Sub: CMDA - APU - 'B' Channel (South) - The Planning Permission application received for the proposed construction of Stilt floor +1st Floor Indoor Games cum Residential + 2 to 5 Floors part each 13 dwelling units (totally 65 Dwelling Units) Residential building availing with Premium FSI at Plot No:60 part , Anand Nagar Main Road, Okkiyam Thoraipakkam, Chennai-96 comprised in S.No: 697/2A1A, 697/2A2, 697/2B1A, 698/1A1(as per doc) 697/2B1B (as per patta) , of Pallikaranai Village, Plot No:60 Anand Nagar Old S.No.24/14B part, New. S.No 24/34A, 24/55 of Okkiyam Thoraipakkam Village within the limit of 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/NHR/S/545/2021, dated 22.09.2021.
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. This office DC advice sent to the applicant in this office letter even No. dated 30.12.2021
9. The applicant's letter dated 24.01.2022

For BLUEMOON PROPERTIES

Partner

For Verda Real Estates Pvt. Ltd.

Authorized Signatory

The Planning Permission Application for the proposed construction of Stilt floor +1st Floor Indoor Games cum Residential + 2 to 5 Floors part each 13 dwelling units (totally 65 Dwelling Units) Residential building availing with Premium FSI at Plot No:60 part , Anand Nagar Main Road, Okkiyam Thoraipakkam, Chennai-96 comprised in S.No: 697/2A1A, 697/2A2, 697/2B1A, 698/1A1(as per doc) 697/2B1B (as per patta) , of Pallikaranai Village, Plot No:60 Anand Nagar Old S.No.24/14B part, New S.No 24/34A, 24/55 of Okkiyam Thoraipakkam Village within the limit of 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 8th cited.

2. The applicant has remitted the following charges in the reference 9th cited.

Sl. No.	Description	Total Amount
1.	Development Charge	Rs.1,07,000/-
2.	Regularisation charges	Rs.3,29,000/-
3.	Scrutiny charges	Rs.7,000/-
4.	OSR Charges	Rs.79,85,000/-
5.	Infrastructure & Amenities charges	Rs.25,90,000/-
6.	Security Deposit for Building	Rs.16,94,000/-
7.	Security Deposit for display board	Rs. 10,000/-
8.	Security Deposit for STP	Rs.69,000/-
9.	Premium FSI charges	Rs.62,19,000/-
10.	Shelter Charge	Rs.15,50,000/-
11.	Flag day charges	Rs.500/-

Vide Receipt
No.B0020784
Dated: 21.01.2022

3. Two sets of approved Plans are Numbered as PP /NHRB / 28 /2022/ A to D dated. 08.02.2022 in Planning Permit No. 14705 are sent herewith. The Planning Permit is valid for the period from 08.02.2022 to 07.02.2027.

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 hermitically sealed with properly protected vents to avoid mosquito menace. Non provision of rain water harvesting structures shown in the approved plan to the

For BLUEMOON PROPERTIES


Partner

For Verda Real Estates Pvt. Ltd.


Authorized Signatory

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

For BLUEMOON PROPERTIES


Partner

For Verda Real Estates Pvt. Ltd.


Authorized Signatory

23

after registering the Real Estate Project with the Real Estate Regulatory Authority".

9. The applicant is requested to intimate the Enforcement cell, CMDA at all the stages of construction of building viz, namely (i) Commencement of Construction, (ii) Plinth level and (iii) Last storey and apply for Completion Certificate along with the order of continuance accorded for difference stages by CMDA.

10. 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.

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

12. 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 Member Secretary

[Handwritten signature]
24/2/22
[Handwritten initials]

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

Copy to:

- 1. ✓ M/s. Bluemoon Properties rep by its Partner
Thiru.Rohit Krishnan
Door No.15/4, 12th Avenue,
Ashok Nagar, Chennai-83
Email:SALES@BMPROPERTIES.IN
Contact No:9884439860
- 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.

For BLUEMOON PROPERTIES

[Handwritten signature]
Partner

For Verda Real Estates Pvt. Ltd.

[Handwritten signature]
Authorized Signatory

75

PP/NHRB/S/0545/2021

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

5. The Chairman,
TNRERA
Door No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600008

For BLUEMOON PROPERTIES

Partner

For Verda Real Estates Pvt. Ltd.

Authorized Signatory



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/WDCN15/00054/2022		PP/NHRB/S/545/2021 - 08/02/2022	
மண்டலம் / Zone	காட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுமேற்பட்ட நாள் / Application Date
N15	N193	15/02/2022	09/02/2022
மனுமேற்பட்ட பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		BLUEMOON PROPERTIES Rep by its Partner Mr. ROHIT KRISHNAN-Door No: 15/4, 12th AVENUE, ASHOK NAGAR, CHENNAI - 600083.	
மேசாடகு தகவல் / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Plot No:60, Survey No:697/2A1A,697/2A2, 697/2B1A, 698/1A1 (AS PER DOC), 697/2B1B(AS PER PATTA),NEW S.No:24/34A,24/55, ANAND NAGAR MAIN ROAD, ANANDA NAGAR,ANANDA NAGAR,THORAIPAKKAM,Okkiam Thuraipakkam, Chennai, 600096	
Building License Fees		881400	
Road cut charges - CMWSSB SEWERAGE		21600	
Road cut charges - CMWSSB, WATER		16200	
Road cut charges - TNEB		16200	
Scrutiny Fees		600	
Tentative improvement charges		333600	
Workers Welfare Board		1096500	
மொத்தக் கட்டணம் / Total (In Rs.)		2366100	

Amount (in words): Rupees Twenty Three Lakhs Sixty Six Thousands One Hundred Only

Amount 2366100
(In Rs.):

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 14/02/2027
Permit Valid upto 14/02/2027



Digitally Signed by K
Sundararajan
Date: 15-Feb-2022 (16:12:50)
Executive Engineer (T.P.)

For BLUEMOON PROPERTIES

Partner

For Verda Real Estates Pvt. Ltd.

Authorized Signatory