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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: mscmda@tn.gov.in, Web site: www.cmdachennai.gov.in

Letter No.PP/NHRB/S(B1)/0221/2021

Dated: 20.12.2021

To

The Principal Chief Engineer,
Greater Chennai Corporation,
RibbonBuilding, Chennai.600003.

Sir,

Sub: CMDA – Area Plans Unit - 'B' Channel (South) – The Planning Permission for the proposed construction of Group Development comprising of 2 Blocks; Block-A & B consisting of Stilt floor + 5 floors Residential Building with 40 dwelling units (20 + 20) with 18.30m height availing premium FSI at Plot No.163, 164 & 165, Clasic Retreat, 4th Street, Sholinganallur, Chennai 600119 in S.No.588/3, 588/4, 588/5, 595/16, 595/17 & 595/18 of Sholinganallur 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/0221/2021, dated.14.04.2021.
 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 MAWS (MA-I) Department, dated 04.02.2019.
 6. CMDA office order No.7/2019 dated 12.03. 2019.
 7. This office online DC letter even No. dated.30.04.2021.
 8. The applicant's letter dated. 16.7.2021,29.09.2021 & 30.11.2021.

The Planning Permission Application for the proposed construction of Group Development comprising of 2 Blocks; Block-A & B consisting of Stilt floor + 5 floors

Residential Building with 40 dwelling units (20 + 20) with 18.30m height availing premium FSI at Plot No.163, 164 & 165, Clasic Retreat, 4th Street, Sholinganallur, Chennai 600119 in S.No.588/3, 588/4, 588/5, 595/16, 595/17 & 595/18 of Sholinganallur 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	₹ 60,000/-	<p style="text-align: center;">Receipt No. B0019440, dated.12.07.2021</p>
ii) Scrutiny Fee	₹ 7,000/-	
iii) Regularization charges	₹1,66,000/-	
iv) Open space & reservation charges	Nil	
v) Security Deposit for Building	₹ 9,82,000/-	
vi) Security Deposit for Display Board	₹10,000/-	
vii) Infrastructure & Amenities Charges	₹ 14,91,000/-	
viii) Security Deposit for Septic Tank	₹ 40,000/-	
ix) Premium FSI charges	₹ 73,30,000/-	
x) Shelter Fund charges	₹ 2,33,000/-	
xi) MIDC Charges	Nil	

3. Two sets of approved Plans are numbered as **PP/NHRB/357/2021, dated. 20.12.2021, Planning Permit No.14465** are sent herewith. The Planning Permit is valid for the period from **20.12.2021 to 19.12.2026**

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 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.

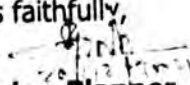
9. The applicant is requested to intimate the Enforcement Cell, CMDA at all the stages of construction of building viz, namely (i) Commencement of construction, (ii) Plinth level and (iii) Last storey and apply for Completion Certificate along with the order of continuance accorded for different stages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

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Local Body Act

11. Applicant shall not commence construction without building approval from the **The Principal Chief Engineer**, Greater Chennai Corporation.
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 **Senior Planner**
Area Plans Unit.


20-12-2019

Encl:

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

Copy to:

1. **1.M/s. Sagar Grandhi Exports Private Limited**
Represented by Grandhi Balaji
For Self and GPA for Dr.Sivaprasad Bellam.
2. **Thiru.Devaram Balaramy Ravi Reddy**
GPA for Dr.Sivaprasad Bellam
Door No.53/74, Venkatesan Street,
Chintadripet, Chennai 600002.
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.

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பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
 நகரமேயுப் பிரிவு
Town Planning Section-Works
 கட்டிட அனுமதி

Building Permission

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

அனுமதி எண் Building Plan No	கட்டிட அனுமதி எண் Plan Submission No
CL/BA/WDC/N/5/00078/2022	PP/NHR/S(B1)/0221/2021 - 20/12/2021
அனுமதி தர நாள் Approval Date	அனுமதி கோரி நாள் Application Date
27.01.2022	24.12.2021
அனுமதி பெறும் இடம் Ward	சார்பு நபர்/ நபர்கள் Applicant name & address
N197	SAGAR GRANDHI EXPORTS PRIVATE LIMITED Rep by GRANDHI BALAJI For self and GPA for Dr Sivaprasad Bellam DEVARAM BAL ARAMY RAVI REDDY GPA for Dr Sivaprasad Bellam-Door No.53/74, Venkatesan Street, Chintadripet, Chennai - 600002
சேவை வகை Service type	அனுமதி வகை Permit type
கட்டிட அனுமதி Building Permission	Building Permit for CMDA Approved Plan
புவி முகவரி Plot address	புவி முகவரி Plot address
	Plot No:163,164 & 165, Survey No:588/3,588/4,588/5,595/16,595/17&595.18, CLASSIC RETREAT 4TH CROSS STREET,SHOLINGANALLUR,SHOLINGANALLUR,Sholinganallur, Chennai, 600119
கட்டிட அனுமதி கட்டணம் Building License Fees	497600
கட்டிட அனுமதி கட்டணம் Building License Fees	21900
கட்டிட அனுமதி கட்டணம் Building License Fees	16400
கட்டிட அனுமதி கட்டணம் Building License Fees	16400
கட்டிட அனுமதி கட்டணம் Building License Fees	600
கட்டிட அனுமதி கட்டணம் Building License Fees	632100
கட்டிட அனுமதி கட்டணம் Building License Fees	1185000
மொத்த கட்டணம் Total (In Rs.)	

Amount (in words) Rupees Eleven Lakhs Eighty Five Thousands Only

Payment Details: DD Number: 162216 Amount 1185000 Date: 11/01/2022 Bank: AXIS BANK LTD (In Rs.)

சட்டம் 238 இன் கீழ், சென்னை மாநகராட்சி சட்டம் 238 இன் கீழ் அனுமதி வழங்கப்பட்டுள்ளது. Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy

சட்டம் 238 இன் கீழ் அனுமதி வழங்கப்பட்டுள்ளது. Permit Valid upto 26.01.2022



Digitally Signed by K Sundararajan Date: 27-Jan-2022 (12:10:38) Executive Engineer (T P)

Sreddy J.S. Prasa For SAGAR GRANDHI CONSTRUCTION PVT. LTD.

For SAGAR GRANDHI EXPORTS PVT. LTD. Managing Director.

Managing Director