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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/0294/2022, Dated:08.08.2022

To

The Principal Chief Engineer,
Greater Chennai Corporation,
Ribbon Building, Chennai 600003.

Sir,

Sub: CMDA – Area Plans Unit - 'B' Channel (South) -Planning Permission is for the proposed construction of Stilt floor + 5 floors residential building with 10 dwelling units (18.30m height) **availing premium FSI** at Door No.35, Plot No.47, Arundale Beach Road, Kalashetra Colony, Besant Nagar, Chennai bearing S.No.166/3(Part),T.S.No.51,Block No.56 of Thiruvanmiyur Village within the limits 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/0294/2022, dated.15.06.2022.
 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. This office DC advice letter even No. dated 20.07.2022 sent to the applicant through online.
 7. Applicant paid the DC and other charges to CMDA through online dated 21.07.2022.

The Planning Permission Application is for the proposed construction of Stilt floor + 5 floors residential building with 10 dwelling units (18.30m height) **availing premium FSI** at Door No.35, Plot No.47, Arundale Beach Road, Kalashetra Colony, Besant Nagar, Chennai bearing S.No. 166/3(Part),T.S.No.51,Block No.56 of Thiruvanmiyur Village within the limits of Greater Chennai Corporation received in the reference 1st cited has been examined and

For ETIOA DEVELOPERS PVT. LTD.

Managing Director.

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Planning Permission is issued subject to the conditions put forth by CMDA in the reference 6th cited.

2. The applicant has remitted the following charges in the reference 7th cited.

i)	Development charges	₹ 29,000/-	Receipt No. CMDA/pp/Ch/8036/2022, dated.21.07.2022
ii)	Scrutiny Fee	₹ 3,000/-	
iii)	Regularization charges	Nil	
iv)	Open space & reservation charges	Nil	
v)	Security Deposit for Building	₹ 4,22,000/-	
vi)	Security Deposit for Display Board	₹ 10,000/-	
vii)	Security Deposit for Septic Tank	Nil	
viii)	Infrastructure & Amenities Charges	₹ 6,72,000/-	
ix)	Premium FSI Charges	₹1,69,15,000/-	
x)	Shelter charges	Nil	
xi)	MIDC Charges	₹ 4,89,000/-	

3. Two sets of approved Plans are Numbered as **OL- PP/NHRB/0011/2022, dated 08 August, 2022 in Planning permit No.OL-00011** are sent herewith. The Planning Permit is valid for the period from **08 August, 2022 to 07 August, 2030.**

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 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,

For ETICA DEVELOPERS PVT. LTD.

Managing Director

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 Greater Chennai Corporation.

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

For ETICA DEVELOPERS PVT. LTD.
Managing Director.

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12. 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

Yours faithfully,
for Senior Planner
Area Plans Unit.
12/8/2022

End:

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

Copy to:

1. **M/S. ETICA DEVELOPERS PRIVATE LIMITED**
GPA for Tvl.1.Usha Balakrishnan,
2. Bharath V Ramamrutham,
3. Ravi Ramamrutham, 4. N. Subramanian,
5. Venkatraman Balakrishnan & 6. Priya Malhotra
No.24, Exotica 6th floor, Venkatnarayana Road
T.Nagar, Chennai 600 017
2. **The Deputy Planner**
Enforcement Cell (South),
CMDA, Chennai 600 008.
3. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road,
Nungambakkam,
Chennai 600 034.
4. **The Member**
Appropriate Authority
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai 600 034.
5. **The Chief Engineer,**
CMWSSB, No.1, Pumping Station Road,
Chinthadripet, Chennai-600 002.
6. **The Chair Person,**
TNRERA, Door No.1A, 1st Floor, Gandhi Irwin Bridge Road
Egmore, Chennai.600 008.

For ETICA DEVELOPERS PVT. LTD.

Managing Director.



Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No: OL-00011

Planning Permission No. OL-PP/NHRB/0011/2022

File No : **CMDA/PP/NHRB/S/0294/2022**

Date of Permit: **08.08.2022**

Name of Applicant with Address	:	M/S. ETICA DEVELOPERS PRIVATE LIMITED GPA for Tv1.1.Usha Balakrishnan, 2. Bharath V Ramamrutham, 3. Ravi Ramamrutham, 4. N. Subramanian, 5. Venkatraman Balakrishnan & 6. Priya Malhotra No.24, Exotica 6 th floor, Venkatnarayana Road T.Nagar, Chennai - 600 017
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Date of Application: 15.06.2022

Nature of Development: Building - proposed construction of Stilt floor + 5 floors residential building with 10 dwelling units (18.30m Height) availing premium FSI

Site Address	:	Door No. 35, Plot No.47, Arundale Beach Road, Kalashetra Colony, Besant Nagar, Chennai bearing S.No.166/3(Part), T.S.No. 51, Block No.56 of Thiruvanmiyur Village
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Challan No: CMDA/PP/Ch/8036/2022

Dated: 21.07.2022

Development Charge Paid Rs.29,000/-

Permission is granted to the building according to the authorized copy of the plan attached hereto and subject to the condition mentioned below.

The permit expires on 07.08.2030. The building construction work should be completed as per plan before the expiry date. If it is not possible to complete the construction, then fresh Planning Permission Application has to be submitted for continuing the construction work. The Rules that may be currently in force at that time will be applicable.

[Handwritten signature]
12/8/2022

For MEMBER SECRETARY

CONDITIONS

1. According to Section 79 of the T. & C. P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority under section 49 or sub section (1) of section 54 may appeal to the Government within two months from the date on which the decision or order was communicated.
2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the Planning Permission in the event of Planning Permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.

FOR ETICA DEVELOPERS PVT. LTD.
[Handwritten signature]
Managing 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		கட்டிட அனுமதி எண் / Plan Submission No	
CEBA/WDCN13/00286/2022		PP/NHRB/S/0294/2022 - 08/08/2022	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N13	N181 (M to N14)	06/09/2022	19/08/2022
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		ETICA DEVELOPERS PVT LTD-GPA for Tvl. I.USHA BALAKRISHNAN,2. BHARATH V.RAMAMRUTHAM,3.RAVI RAMAMRUTHAM,4.N.SUBRAMANIAN, 5.VENKATRAMAN, BALAKRISHNAN & 6.PRIYA MALHOTRA, No.24, Exotica Tower, 6th Floor, Venkataknarayana Road, T. Nagar, Chennai 600017.	
சேவை வகை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:35,Block No:56,Plot No:47, Survey No:T.S.No: 51, ARUNDALE, Beach Road(M to N179),Kalachatra Colony,Besant Nagar,Thiruvanmiyur, Chennai, 600090	
Building License Fees		214100	
Road cut charges - CMWSSB SEWERAGE		21400	
Road cut charges - CMWSSB, WATER		16000	
Road cut charges - TNEB		16000	
Scrutiny Fees		600	
Workers Welfare Board		283800	
மொத்தக் கட்டணம் / Total (In Rs.)		551900	

Amount (in words): Rupees Five Lakh Fifty One Thousands Nine Hundred Only

Payment Details:

DD Number: 013110

Amount 551900
(In Rs.):

Date: 01/09/2022

Bank: AXIS BANK LTD.

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரையட 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

05/09/2027

Permit Valid upto

05/09/2027



Digitally Signed by K

Sundararajan

Date: 06-Sep-2022 (17:07:22)

Executive Engineer (T.P.)