

**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: [mscmda@tn.gov.in](mailto:mscmda@tn.gov.in)  
Website: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No. PP/NHRB/C/697/2020

Dated: 25.01.2022

To

**The Principle Chief Engineer,**  
Rippon Building,  
Greater Chennai Corporation,  
Chennai – 600 003.

Sir,

Sub: CMDA – APU – (B Channel - Central Division) – Planning Permission for the proposed construction of Stilt + 5 floors Residential building with 10 dwelling units availing Premium FSI at Old Door No.M-11 A to F, New Door No.38/11 A to F, Anuragha Colony, 3<sup>rd</sup> Avenue, Ashok Nagar, Chennai comprised in Old T.S.No. 4 part, New T.S.No.4/13, Block No.31 of Kodambakkam Village within the limits of 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/NHRB/C/697/2020, dated 31.12.2020.
  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, Municipal Administration & Water Supply (MA-I) Dept, dated 04.02.2019.
  6. CMDA office order No. 7/2019 dated 12.03.2019.
  7. WP (MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 /2019 dated 12.04.2019.
  8. DC and other charges sent to the applicant in this office online letter even No. dated 18.02.2021.
  9. Utilization of DRC No.053/2017 dt.16.03.2017 &057/2017 dated 16.03.2017.
  10. The applicant's letter dated 09.09.2021 & 07.12.2021.

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The Planning Permission Application for the proposed construction of Stilt + 5 floors Residential building with 10 dwelling units availing Premium FSI at Old Door No.M-11 A to F, New Door No.38/11 A to F, Anuragha Colony, 3<sup>rd</sup> Avenue, Ashok Nagar, Chennai - 38 comprised in Old T.S.No. 4 part, New T.S.No.4/13, Block No.31 of Kodambakkam Village within the limits of 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.

For RAM/NIYAM (R&N) ESTATES (P) LTD.  
  
Authorised Sign

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2. The applicant has remitted the following charges in the reference 10<sup>th</sup> cited.

| Sl. No | Charges / Fees / Deposits          | Total Amount    | Receipt No & date  |
|--------|------------------------------------|-----------------|--|
| i)     | Development charges                | Rs. 22,300/-    | B0020353<br>Dated 22.11.2021   |
| ii)    | Scrutiny fee                       | Rs. 3,400/-     |  |
| iii)   | Regularisation charges             | Rs. 57,000/-    |  |
| iv)    | Security Deposit for Display Board | Rs.10,000/-     |  |
| v)     | MIDC                               | Rs.3,60,000/-   |  |
| vi)    | Infrastructure & Amenities charges | Rs. 5,72,900/-  |  |
| vii)   | Security Deposit for Building      | Rs. 3,75,000/-  | Bank Guarantee<br>No.116501000019324<br>dated 10.08.2021,<br>Axis Bank, Anna Salai |
| viii)  | Premium FSI charges                | Rs. 24,29,546/- | DRC No .053/2017<br>dated. 16.03.2021  |
|        |                                    | Rs. 31,64,554/- | DRC No. 057/2017<br>dated 16.03.2021   |

3. Two copies of approved Plans are Numbered as PP / NHRB / 13 / 2022 dated 25.01.2022 in Planning Permit No. 14490 are sent herewith. The Planning Permit is valid for the period from 25.01.2022 to 24.01.2027.

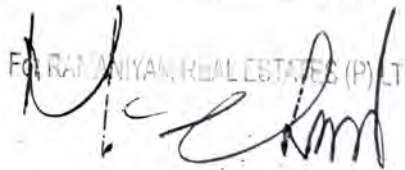
4. The Local Body is requested to ensure water supply and sewerage disposal facility for the proposal before issuing building Permit. It shall be ensured that all wells, overhead tanks are hermitically sealed with properly protected vents to avoid mosquito menace. Non provision of rain water harvesting structures shown in the approved plan to the 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.

For RAJANIVAN REAL ESTATES (P) LTD.



For RAJANIVAN REAL ESTATES (P) LTD.





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.

"தமிழ்நாடு அரசு, அரசாணை எண் G.O.M.s.No.112.H&UD Dept. நாள் 22.6.2017-ல் கட்டிட, மனைவிற்பனை (முறைப்படுத்தலும் மற்றும் மேம்படுத்தலும்)விதிகள் 2017-க்கு ஒப்புதல் அளித்துள்ளது. இதன்படி மனை/கட்டிடம் விற்பனை உத்தேசிக்கப்படவிருக்கும் மனை, கட்டிடம் (அ) அபார்ட்மெண்ட்டிற்கு விளம்பரம் செய்யவோ விற்பனை செய்யவோ முன்பதிவு செய்யவோ, விற்கவோ (அ) விலை அறிவிப்பு செய்யவோ மனை, கட்டிடம் (அ) அபார்ட்மெண்ட்டுகளை வாங்குபவர்களுக்கு அழைப்பு விடுக்கவோ எதுவாக இருந்தாலும், அக்கட்டிட, மனை விற்பனை திட்டத்தை தமிழ்நாடு கட்டிட, மனை விற்பனை ஒழுங்குமுறை குழுமத்தில் பதிவு செய்த பிறகே, செயல்படுத்த வேண்டும் என்ற நிபந்தனைக்கு உட்பட்டு இந்த திட்ட அனுமதி ஒப்புளிக்கப்படுகிறது."

For RAMANIYAM REAL ESTATES (P) LTD, For RAMANIYAM REAL ESTATES (P) LTD.  

  
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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 Localbody concerned.

11. This 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 dated 12.04.2019 in the reference 7<sup>th</sup> cited.

Yours faithfully,

*A. Jayalakshmi* 25/11/2021

For Senior Planner  
Area Plans Unit

*AJ*  
25/11/2021

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

**Copy to:**

1. M/s. Ramaniyam Real Estate Pvt. Ltd.  
GPA for Thiru.Mohan & 5 others,  
No.17/35, 2<sup>nd</sup> Main Road,  
Gandhi Nagar,  
Adyar, Chennai - 600020.
2. **The Member**  
**Appropriate Authority**  
108, Uthamar Gandhi Salai  
Nungambakkam, Chennai - 600 034.
3. **The Chief Engineer**  
**CMWSSB,**  
No.1, Pumping Station Road,  
Chintadripet, Chennai - 600 002.
4. **The Commissioner of Income Tax**  
No.108, Mahatma Gandhi Road  
Nungambakkam, Chennai - 600 034.
5. **The Deputy Planner**  
Enforcement Cell (Central)  
CMDA, Chennai - 600 008.

For RAMANIYAM REAL ESTATES (P) LTD.

*[Signature]*  
Authorised Sign

For RAMANIYAM REAL ESTATES (P) LTD.  
*[Signature]*  
Sd/-



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/WDCN10/00039/2022  |                | PP/NHRB/C/697/2020 - 25/01/2022  |                                     |
| மண்டலம் / Zone  | கோட்டம் / Ward | அனுமதி நாள் / Approval Date  | மனுபெறப்பட்ட நாள்/ Application Date |
| N10   | N132           | 29/01/2022   | 25/01/2022                          |
| மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address |                | RAMANIYAM REAL ESTATE PVT LTD-GPA FOR THIRU. MOHAN & 5 OTHERS NO:17/35, 2ND MAIN ROAD, GANDHI NAGAR, ADYAR, CHENNAI-600020.                      |                                     |
| சேவையின் குறிப்புகள் / Service Type                                     |                | Building Permit for CMDA Approved Plan   |                                     |
| மனை அமைவிடம் / Plot address   |                | Door No:OLD No: M.11 ATO F, NEW No:38/11, Survey No:T.S.No4/13, ANURAGHA COLONY, Iii Avenue,Ashok Nagar,Ashok Nagar,Kodambakkam, Chennai, 600083 |                                     |
| Building License Fees   |                | 175100   |                                     |
| Regularisation Charges (penalty under section 244A)                     |                | 1700   |                                     |
| Road cut charges - CMWSSB SEWERAGE                                      |                | 53000  |                                     |
| Road cut charges - CMWSSB, WATER  |                | 53000  |                                     |
| Road cut charges - TNEB   |                | 53000  |                                     |
| Scrutiny Fees   |                | 600  |                                     |
| Workers Welfare Board   |                | 238700   |                                     |
| மொத்தக் கட்டணம்/ Total (In Rs.)   |                | 575100   |                                     |

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

Payment Details:

DD Number: 003478 Amount 575100 Date: 28/01/2022 Bank: AXIS BANK LTD.  
(In Rs.):

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு முப்பரிசீலிக்கப்பட்ட 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 28/01/2027  
Permit Valid upto 28/01/2027



Digitally Signed by K  
Sundararajan  
Date: 29-Jan-2022 (15:47:51)  
Executive Engineer (T.P.)

Promoters Sign  
For RAMANIYAM REAL ESTATES (P) LTD.

owner's Sign  
For RAMANIYAM REAL ESTATES (P) LTD.

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