

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
Web site: www.cmdachennai.gov.in

Letter No.C3(S)/635/2020

Dated: 03.01.2022

To

The Commissioner,
Greater Chennai Corporation,
Chennai 600 003

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission Application for the Proposed construction of High Rise Building (HRB) for purpose consisting of Stilt floor + 8 floors with **48** Dwelling units availing with **Premium FSI** at Old Door No.15 & 16, New Door No.2, Bakthavachalam Nagar 1ST Street, Adyar, Chennai 600020 in T.S.No.7 & 8 Part (As per Document) and T.S.No.7&8/1 (As per Patta), Block No.15 of Pallipattu Village, within the limit of Greater Chennai Corporation applied by **M.CHANDRU, POA** (GPA for S.M.Sankaran & Others), and **M/s.Ramaniyam Real Estates (P) Ltd., POA**, (GPA for Tvl.A.Revathy & C.V.Krishnan) - Approved and forwarded to local body for issue of building license - Regarding.

- Ref:
1. Planning Permission Application received in the SBC No. CMDA/HRB/S/635/2020, dated 05.12.2020.
 2. Minutes of the 259th MSB panel meeting held on 04.01.2021.
 3. NOC from AAI vide No.CHEN/SOUTH/B/010/421/521062, dated 12.01.2021 (Permissible Ht:47.90m).
 4. This office online letter No.CMDA/PP/HRB/S/0635/2020 dated 20.01.2021.
 5. Applicant letter dated 21.01.2021.
 6. This office letter even No. dated 25.02.2021 addressed to the Government.
 7. The Government in letter (Ms) No.50, H&UD (UD1) Dept, dated 26.02.2021.
 8. This office letter even No. dated 12.03.2021 addressed to the applicant
 9. Applicant letter dated 19.03.2021.

Promo turn Sign
For RAMANIYAM REAL ESTATES (P) LTD.

(P) LTD.

10. This office letter even No. dated 12.04.2021 addressed to the applicant
11. Applicant letter dated 20.04.2021.
12. NOC received from DF&RS vide R. Dis. No. 05/C1/2021, PP NOC No.49/2021, dated 29.04.2021.
13. This office online (DC advice) letter No.CMDA/PP/HRB/S/635/2020 dated 10.08.2021
14. NOC from Police (Traffic) vide Rc.No.Tr./License/1148/25766/2020, dated 24.08.2021.
15. Applicant letter dated 12.07.2021 (all the undertakings),17.11.2021, 02.12.2021& 06.12.2021
16. Structural design drawing & Report vetted by PWD on 26.02.2021

The Planning Permission Application for the Proposed construction of High Rise Residential Building (HRB) for Residential purpose consisting of Stilt floor + 8 floors with 48 Dwelling units availing with **Premium FSI** at Old Door No.15 & 16, New Door No.2, Bakthavachalam Nagar 1st Street, Adyar, Chennai 600020 in T.S.No.7 & 8 Part (As per Document) and T.S.No.7&8/1 (As per Patta), Block No.15 of Pallipattu Village, within the limit of Greater Chennai Corporation has been examined and Planning Permission is issued based on the Government approval accorded in the reference 7th cited subject to the usual conditions put forth by CMDA in reference 13th cited, including compliance of conditions imposed by the Government agencies in the reference 3rd, 12th & 14th cited and subject to the conditions.

2. The applicant has remitted the DC & other charges in letter dated 02.12.2021 vide receipt No.B0020427, dated 01.12.2021:

Sl. No.	Charges	Amount remitted
1.	Development charges for land and building per Sq.m.	Rs.80,000/- (Rupees Eighty Thousand only)
2.	Balance Scrutiny Fees	Rs.10,000/- (Rupees Ten Thousand only)
3.	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten Thousand only)
4.	I & A Charge	Rs.17,50,000/- (Rupees Seventeen Lakh and Fifty Thousand only)
5.	Shelter Charges	Rs.11,10,000/- (Rupees Eleven Lakh Ten Thousand only)
6.	IDC - CMWSSB (For sewerage area only)	Rs.10,75,000/- (Rupees Ten Lakh Seventy Five Thousand only)
7.	Premium FSI Charges	Rs.3,22,90,000/- (Rupees Three Crore Ninety Thousand only)

M. Chand

M. Chand

M. Chand LTD.

3. The applicant has furnished Bank Guarantee of Rs. 10,20,000/- (Rupees Ten lakh twenty thousand only) towards security deposit for building vide Bank Guarantee No. 11650100019444 dated 15.09.2021, valid up to dated 14.09.2026 issued by Axis Bank limited, Anna salai branch, Chennai 600002.

4. Applicant has also furnished an undertaking in the reference 15th cited to abide by the terms and conditions put forth in the NOC's issued by AAI, DF&RS & Police (Traffic) and the conditions imposed by CMDA in the reference 9th cited.

5. The Promoter has too submit the necessary application directly to CMWSSB and only after due sanction he can commence the internal sewer works.

In respect of water supply, it may be possible for CMWSSB to extend water supply for the purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 10 (ten) lpcd. In respect of requirement of water for other uses, the applicant has to ensure that he can make alternate arrangements. In this case also, the applicant should apply for the water connection, after approval of the sanitary proposal and internal works should be taken up only after the approval of the water application. 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 harvest structures shown in the approved plans to the satisfaction of the Authority will also be considered as a deviation to the approved plans and violation of TNCD&BR and enforcement action will be taken against such development.

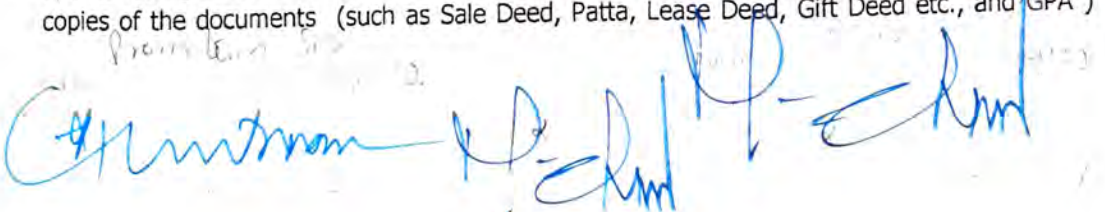
6. The Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority. The Town & 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.

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, Tamil Nadu Panchayat Act. 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.

However, the applicant has furnished the Structural design report & Drawings vetted by PWD as in the reference 16th cited.

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)

Pravin Kumar 30/12/2021



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. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent authority.

8. The Planning Permission holder shall be responsible to ensure that the Building / Structure in the adjoining site are not weakened / Damaged during the construction of Basement floor and also to provide lighting & ventilation and protection from the fire to the satisfaction of Director of Fire and Rescue Service.

9. Applicant has to erect temporary lightning arrester during the entire construction phase of the project.

10. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority.

11. The Executive Authority of Local Body before issuing Building Permit for the construction of new building shall ensure if it has a provision in the building design itself for an insulated pipeline from the rooftop in the building to various distribution points where hot water is required. The new building shall have provision for continuous water supply to the solar water heating system. The new building shall also have open space on the roof top to receive direct sun light. The load bearing capacity of the roof shall atleast be 50 Kilogram per Sq.m. All new buildings shall have solar assisted water hearing system installed before they are utilized for business or other activity.

The capacity of solar water assisted water heating system to be installed shall be decided in consultation with the Executive Authority. The recommended minimum capacity shall not be less than 25 Litres per person per day for each bath room and kitchen subject to the condition that maximum of 50 percent of the total roof area is provided with the system as per norms to be fixed by the Tamil Nadu Energy Development Agency from time to time.

12. The applicant shall reserve 1/3rd open Terrace Area for erection of Solar Photo Voltaic Panel and the same has to be ensured before issue of Completion Certificate

13. As per G.O.(Ms) No.112, H&UD Department dt.22.06.2017, 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.

14. The partial refund of security deposit will not be considered for issuance of partial Completion certificate.

M. Shan

M. Shan



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

16. CCTV Camera to be installed at regular interval of 50.00 m along the road which is abutting the site boundaries before issue of Completion Certificate. In this regard the applicant has furnished an undertaking.

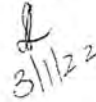
17. The applicant is requested to intimate the Enforcement Cell, CMDA at all the stages of construction of building viz., namely (i) Commencement of construction, (ii) Plinth level and (iii) Last Storey and apply for Completion Certificate along with order of continuance accorded for different stages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

18. Two sets plan for the proposed development is approved and numbered as C/PP/MSB/65(A to C)/2021, dated 03.01.2022 in Planning Permit No.14519 are sent herewith. The Planning Permit is valid for the period from 03.01.2022 to 02.01.2027.

19. This approval is not final. The applicant has to approach the Commissioner, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

Yours faithfully,


03/01/22
For Member-Secretary


3/1/22

Encl :

1. Two copies approved plan
2. Two copies of Planning Permission

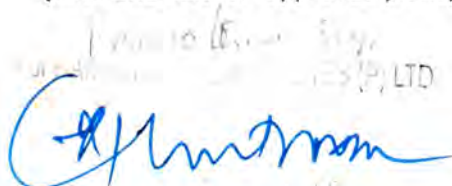
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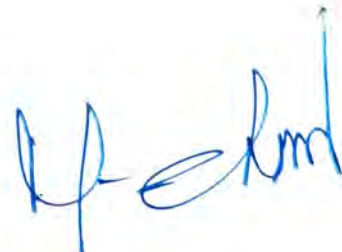
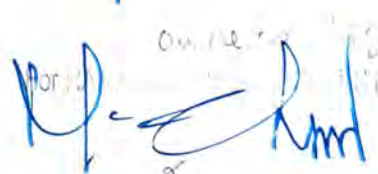
1. **M/s. Ramaniyam Real Estates (P) Ltd,**
No.17/35, 2nd main Road, Gandhi Nagar,
Adayar, Chennai – 600 020.

2. **The Deputy Planner,**
Enforcement Cell (South),
CMDA, Chennai – 600 008.

(With one set of approved plans)

3. **The Director of Fire & Rescue Service**
No.1, Greams Road, Chennai-600 006.
(With one set of approved plans)


M/s. Ramaniyam Real Estates (P) Ltd



M/s. Ramaniyam Real Estates (P) Ltd

4. **The Additional Commissioner of Police (Traffic),**
Greater Chennai,
Vepey, Chennai - 600 007.
5. **The Managing Director, CMWSSB,**
No.75, Santhome High Road,
MRC Nagar, R.A.Puram, Chennai - 600 028
(With one set of approved plans)
6. **The Chief Engineer,**
TNEB, Chennai-600 002.
7. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai - 600 034.
8. **Thiru.P.V.DilipRaj, (Architect).**
No.10, Govindhasami Street,
Kattabomman Block,
Jaffer Khan pet, Chennai - 600083.
9. **Thiru.V.Jagen M.E., (Structural Engineer)**
RamaniyamGouravv- Phase-2,
Block-2, Flat-3B, Model School Road,
Sholinganallur, Chennai - 600 119.
10. **ThiruV.S.Murugan, (Site Engineer),**
RamaniyamGouravv- Phase-2,
Block-2, Flat-3B, Model School Road,
Sholinganallur, Chennai - 600 119.

Promotion
for
M. Chandrasekaran
M. Chandrasekaran

M. Chandrasekaran
M. Chandrasekaran



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/WDCN13/00032/2022		C3(S)/635/2020 - 03/01/2022	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N13	N176	27/01/2022	06/01/2022
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		RAMANIYAM REAL ESTATE PVT LTD GPA FOR- TVL.A REVATHY & THIRU. C.V. KRISHNAN & RADHA SHANKAR & M.E.MALAI & THIRU. M.CHANDRU (GPA FOR S.M. SANKARAN & OTHERS) No:17/35, 2nd MAIN ROAD, GANDHI NAGAR, ADYAR, CHENNAI- 600020.	
சேவாபாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:2,Block No:15,Plot No:-, Survey No:T.S.No7,8/1, Bakthavatchalam Nagar 1st STREET, Street,K.B.Nagar,Adyar,Pallipattu, Chennai, 600020	
Building License Fees		534900	
Road cut charges - CMWSSB SEWERAGE		29000	
Road cut charges - CMWSSB. WATER		21700	
Road cut charges - TNEB		21700	
Scrutiny Fees		600	
Workers Welfare Board		670800	
மொத்தக் கட்டணம்/ Total (In Rs.)		1278700	

Amount (in words): Rupees Twelve Lakhs Seventy Eight Thousands Seven Hundred Only

Payment Details:

DD Number: 267294 Amount 1278700 Date: 21/01/2022 Bank: AXIS BANK LTD.
(In Rs.):

பின் குறியிடப்பட்ட 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 26/01/2027
Permit Valid upto 26/01/2027



Digitally Signed by K
Sundararajan
Date: 27-Jan-2022 (15:59:37)

Executive Engineer (T.P.)

For RAMANIYAM REAL ESTATES (P) LTD.

Authorised Sign

For RAMANIYAM REAL ESTATES (P) LTD.

Authorised Sign