

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)/488/2019

Dated:21.11.2022

To

The Commissioner,
 Greater Chennai Corporation,
 Chennai 600 003.

Sir,

Sub: CMDA – Area Plans Unit – MSB (South) Division – Planning Permission for the proposed construction of High Rise Building consist of **Extended Basement Floor with MLCP 2 Levels + Stilt Floor (Mechanized Parking) + 12 floors Commercial (Office)** buildingavailing with **Premium FSI** at Old Door No.190, New Door No.8, 10 & 12, Mount Road, Little Mount, Saidapet, Chennai – 600 015 comprised in T.S.No.27/1 & 27/4, Block No. 8, of Adyar Village, within the limits of Greater Chennai Corporation applied by Thiru. **R.A.A.S. Arun** – Approved and forwarded to the local body for issue of building license - Regarding.

- Ref:
- 1) Planning Permission Application received in the SBC No.MSB/S/0488/2019, dated 06.07.2019.
 - 2) NOC from AAI in letter CHEN/SOUTH/B/060319/402470 dated 11.06.2019 valid upto 10.06.2027.
 - 3) NOC from IAF in letter TAM/5218/1/ATC (PC-34/19) dared 27.06.2019.
 - 4) Minutes of the 251st MSB panel meeting held on 11.07.2019.
 - 5) NOC from DF&RS in letter R.Dis.No.10593/C1/2019, PP.NOC.No.84/2019 dated 03.07.2019.
 - 6) NOC from Police(Traffic) in letter Rc.No.Tr./License/601/18911/2019, dated 01.08.2019.
 - 7) NOC from CMRL in letter No.CMRL/NOC/626/22/2019 dated 17.08.2019
 - 8) CMWSSB remarks in Lr.No.CMWSSB/O&M – I/Area XIII/Depot 170/Spl/2019 dated 06.09.2019.
 - 9) WRD in Letter No.DB/T5(3)/F-I-Adyar-007670/2019 dated 12.09.2019.
 - 10) Letter received from Revenue divisional officer, Guindy in Rc.No.A1/1870/2019 dated 09.10.2019

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- 11) This office letter even No. addressed to the government dated 29.10.2019.
- 12) The Government letter No.22182/UD-1(1)/2019, received from H&UD Dept., dated 06.11.2019.
- 13) Structural drawings vetted by PWD on 18.11.2019.
- 14) Divisional Engineer, Highways department letter No. 2021 / 2019 / JDO-2, dated 25.11.2019.
- 15) The Govt Letter (Ms) No.201, H&UD (UD1(1) dept., dated 31.12.2019
- 16) This office DC advice letter even No. dated 22.01.2020.
- 17) The applicant letter dated 14.02.2020 (DRC No.089/2019, dated 10.09.2019 enclosed).
- 18) This office Revised DC advice letter even No. dated 07.07.2020 & 04.08.2020.
- 19) Applicant letter dated 10.10.2022 with unde.takings & 25.10.2022 along with DC & other charges remittance receipt.

The Planning Permission Application for the proposed construction of High Rise Building consist of **Extended Basement Floor with MLCP 2 Levels + Stilt Floor (Mechanized Parking) + 12 floors Commercial (Office)** building availing with **Premium FSI** at Old Door No.190, New Door No.8, 10 & 12, Mount Road, Little Mount, Saidapet, Chennai – 600 015 comprised in T.S.No.27/1 & 27/4 in Block No.8 of Adyar Village, within the limits of Greater Chennai Corporation, applied by Thiru.**R.A.A.S. Arunhas** been examined and Planning Permission is issued based on the Government approval accorded in the reference 15th cited subject to the usual conditions put forth by CMDA in reference 16th&18th cited, including compliance of conditions imposed by the Government agencies in the reference 3rd, 4th, 5th, 6th, 7th, 8th, 9th & 14th cited and subject to the conditions.

2. The applicant has remitted the DC & other charges in receipt No. B0022260, dated 07.10.2022.

Sl. No.	Charges:	Amount remitted:
1)	Development charges for land and building	₹.5,20,000/-
2)	Balance Scrutiny Fees	₹.40,000/-
3)	Regularisation charge for land	₹.2,75,000/-
4)	OSR Charges	₹.53,60,000/-
5)	Security Deposit for Building	₹.68,10,000/-
6)	Security Deposit for Display Board	₹.10,000/-
7)	I & A Charges	₹.1,06,40,000/-
8)	Premium FSI Charges: Total amount ₹.5,37,20,000/- DRC No. 089/2019, dated 10.09.2019 of ₹.57,10,000/- adjusted on 03.03.2020.	₹.57,10,000/-
9)	Shelter Charges	₹.1,02,50,000/-
10)	MDC charges for CMWSSB FOR VERGE REALTY PVT. LTD.	₹.29,70,000/-

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The applicant has permitted to utilise fully the DRC No. 089/2019, dated 10.05.2019 towards the remittance of Premium FSI Charges for the floor area of 1046.73 sq.m and balance Premium FSI Charges collected for floor area is 281.93 sq.m of ₹.57,10,000/-

3. The Promoter has to 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 the 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 and overhead tanks are hermetically sealed with properly protected vents to avoid mosquito menace. Non provision of rainwater 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 a violation of TNCD&BR and enforcement action will be taken against such development.

4. 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 the Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality Act, Tamil Nadu Panchayat Act. The Planning Permission issued under the provision of the 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 have signed in the plan to ensure safety during construction and after construction and also for the continued structural stability of the buildings. In this regard, the applicant along with the Architect and Structural Engineer and Construction Engineer has furnished the 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 18th cited.

5. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favor of the applicant. Before issuing Planning Permission for any development, CMDA in this regard, checks only the aspect of the 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 of 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

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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.

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

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

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

9.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 at least be 50 Kilograms per Sq.m. All new buildings shall have solar-assisted water heating systems installed before they are utilized for business or other activities.

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 a 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.

10.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

11.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.

12.The partial refund of the security deposit will not be considered for issuance of a partial Completion certificate.

13.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.

14.CCTV Camera to be installed at regular intervals 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.

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15. 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) Ninth level and (iii) Last Storey and apply for Completion Certificate along with order of continuance accorded for different stages by CMDA.

16. Two sets of the plan for the proposed development are approved and numbered as PP/HRB/49/A to D/2022, dated 21.11.2022 in Planning Permit No.14569 are sent herewith. The Planning Permit is valid for the period from 21.11.2022 to 20.11.2030.

17. 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,

[Handwritten Signature]
22/11/22

For Member-Secretary

[Handwritten Signature]
22/11/22

Encl :

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

Copy to:

- 1. **Thiru. R.A.A.S. Arun,**
Old no.25, New No.3,
Ganapathy Colony 3rd lane,
Teynampet, Chennai – 600 018.
- 2. **The Deputy Planner,**
Enforcement Cell (South),
CMDA, Chennai 600008.
(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)
- 4. **The Additional Commissioner of Police (Traffic),**
Greater Chennai,
Vepery, Chennai – 600007.
- 5. **The Managing Director, CMWSSB,**
No.75, Santhome High Road,
MRC Nagar, R.A.Puram, Chennai - 600028
(With one set of approved plans)

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6. **The Chief Engineer,**
TNEB, Chennai – 600002.
7. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai – 600034.
8. **The Chairman,**
Tamil Nadu Real Estate Regulatory Authority,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai 600008.
(With one set of approved plans)
9. **Thiru.A.Venkatakrishnan,**(Architect),
No.18, 3rd Sea ward Road, Valmiki Nagar,
Thiruvanmiyur, Chennai – 600041.
10. **Thiru.Alex Jacob,** (Structural Engineer),
41A, Beach Road, Balakrishna Colony,
Besant Nagar, Chennai-600 090.
11. **Thiru.V.Vedashanmugam,** (Construction Engineer),
No.20, PillayarKoil Street, Govindapuram,
Sengundram village,
Maraimalai Nagar -603204.

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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/WDCN10/00376/2022		C3(S)/488/2019 - 21/11/2022	
கட்டிடம் Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுப்பப்பட்ட நாள் / Application Date
N10	N142	13/12/2022	24/11/2022
மனுப்பாளர் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		R.A.A.S ARUN-Old No: 25, New No:3. GANAPATHY COLONY 3rd LANE, TEYNAMPET, CHENNAI- 600018	
சேவையின் தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:OLD:190, NEW:8,10&12,Block No:8,Survey No:T.S.No:27/1,&27/4, MOUNT ROAD, LITTLE MOUNT, Bazaar Lane, Saidapet, Saidapet, Adayar, Chennai, 600015	
Building License Fees		2025600	
Scrutiny Fees		600	
Workers Welfare Board		2296200	
மொத்தக் கட்டணம் / Total (In Rs.)		4322400	

Amount (in words): Rupees Forty Three Lakhs Twenty Two Thousands Four Hundred Only

Payment Details:

DD Number: 517518 Amount 4322400 Date: 08/12/2022 Bank: ICICI BANK
(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 12/12/2027
Permit Valid upto 12/12/2027



Digitally Signed by K
Sundararajan
Date: 13-Dec-2022 (18:03:57)
Executive Engineer (T.P.)

For VERGE REALTY PVT. LTD.

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