


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)/42/2021, Dated: 24.12.2021

To
The Commissioner,
 Greater Chennai Corporation,
 Chennai – 600 003.

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission for the proposed construction of High Rise Commercial (Office) Building consist of Basement floor + Stilt floor + 1st floor to 9 floors (Typical) at New Door No.1/1, Sri Lalithapuram Street, Door No.268, Avvai Shanmugam Salai (Lloyds Road), Royapettah, Chennai 600 014 comprising in Old R.S.No.1153/2pt & 1153/3, New R.S.No.1153/3 & 1153/56, Block No.24 of Mylapore Village, Chennai applied by **M/s. Dadha Pharma Pvt Ltd.**, Rep by its Director Pradeep Dadha - Approved and forwarded to local body for issue of building license - Regarding.

- Ref: 1. Planning Permission Application received in the APU No. CMDA/HRB/S/042/2021, dated 27.01.2021.
2. Minutes of the 261th MSB Panel Meeting held on 19.02.2021.
3. GCC letter No.WDC.No.D2 / 445 / 2021, dated 25.02.2021 addressed to MS., CMDA.
4. This office letter even No. dated 25.02.2021 addressed to the Government.
5. Government letter (Ms) No.61, H&UD (UD1) Dept, dated 26.02.2021.
6. Structural design drawings and report vetted by PWD dated 26.02.2021.
7. NOC from IAF in Letter TAM/5218/1/ATC (PC-07/21) dated 06.03.2021.
8. NOC from DF&RS in letter R.Dis.No.1508/C1/2021, PP NOC No.32/2021, dated: 08.03.2021.
9. NOC from AAI in letter No. CHEN/SOUTH/B/032321/536931 dated: 08.04.2021.
10. This office online (DC advice) letter No. CMDA/PP/HRP/S/042/2021 dated 12.04.2021.
11. Applicant letter dated. 16.07.2021 (Remittance of DC & other charges / Undertakings).
12. Applicant letter dated 05.08.2021&11.08.2021.

For DADHA PHARMA LLP

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13. NOC from Police (Traffic) in letter RC. No. Tr. / License / 190 /5356/2021, dated 19.08.2021.
14. Road widening portion gifted to CMDA through gift deed Doc.No.3111/2021 dated 30.09.2021.
15. Applicant letter dated 18.10.2021.

The Planning Permission Application for the proposed construction of High Rise Commercial (Office) Building consist of Basement floor + Stilt floor + 1st floor to 9 floors (Typical) at New Door No.1/1, Sri Lalithapuram Street, Door No.268, Avvai Shanmugam Salai (Lloyds Road), Royapettah, Chennai 600 014 Comprising in Old R.S.No.1153/2pt & 1153/3, New R.S.No.1153/3 & 1153/56, Block No.24 of Mylapore Village, Chennai applied by **M/s. Dadha Pharma Pvt Ltd.**, Rep by its Director Pradeep Dadha has been examined and Planning Permission is issued based on the Government approval accorded in the reference 5th cited subject to the usual conditions put forth by CMDA in reference 10th cited, including compliance of conditions imposed by the Government agencies in the reference 7th, 8th, 9th & 13th cited.

2. The applicant has remitted the following charges in the reference 11th cited, in Challan No. CMDA / PP / 4770 / 2021, dated 12.04.2021:

1	Development charge for building under Sec.59 of the T&CP Act, 1971	Rs.3,25,000/- (Rupees Three Lakh and Twenty Five Thousand only)
2	Balance Scrutiny fee	Rs.25,000/- (Rupees Twenty Five Thousand only)
3	Regularization charges	Rs.2,90,000/- (Rupees Two Lakh and Ninety Thousand Only)
5	Security Deposit for Building	Rs.42,75,000/- (Rupees Forty Two Lakh and Seventy Five Thousand Only)
7	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten Thousand only)
8	IDC (for CMWSSB)	Rs.22,55,000/- (Rupees Twenty Two Lakh and Fifty five Thousand Only)
9	Infrastructure & Amenities charges	Rs.69,80,000/- (Rupees Sixty Nine Lakh and Eighty Thousand Only)
11	Shelter Fee	Rs.65,50,000/- (Rupees Sixty Five Lakh and Fifty Thousand Only)
12	Premium FSI	Rs.8,32,50,000/- (Rupees Eight Crore Thirty Two Lakh and Fifty Thousand only)

3. The applicant has gifted the Road widening portion in registered document No.3111/2021, dated 30.09.2021. UO note also received from TDR division vide UO Note No.TDR/ OSR / 10949 / 2021, dated 13.10.2021 and stated that land set apart for Road widening portion has been taken possession on 13.10.2021 and also furnished land delivery receipt.

4. The Applicant has also furnished an undertaking in the reference 11th cited to abide by the terms and conditions put forth by IAF, DF&RS, AAI and Police (Traffic) and also the conditions imposed by the CMDA in the reference 10th cited.

5. 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

For DADHA PHARMA LLP 2/4

statutory clearance from the competent authority.

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 heating 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.

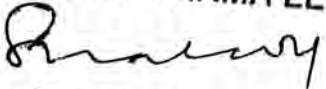
14. The partial refund of security deposit will not be considered for issuance of partial Completion certificate.


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. 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.

17. Two sets of approved plans numbered as C/PP/MSB/60(A to C)/2021, dated 24.12.2021 in Planning Permit No. 14514 are sent herewith. The Planning Permit is valid for the period from 24.12.2021 to 23.12.2026.

18. 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.

For DADHA PHARMA LLP

Authorized Signatory

Yours faithfully,

For MEMBER-SECRETARY

Basement floor and also to provide lighting & ventilation and protection from the fire to the satisfaction of Director of Fire and Rescue Service.

6. 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.

7. 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.

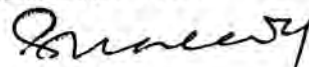
As far as, the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the Building Rules under the respective Local Body Act 1920, such as Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality Act, Tamil 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 6th cited.

8. 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. All other

For DADHA PHARMA LLP

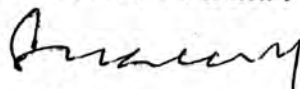


- Encl:** 1) Two sets of approved plans
2) Two copies of Planning Permit

Copy to:

1.	M/s. Dadha Pharma Private Limited. Rep by its Director Pradeep Dadha Plot No.250, Avvai Shanmugam Salai, Lloyds Road, Royapettah, Chennai – 600 014.	
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)
4.	The Additional Commissioner of Police (Traffic), Greater Chennai, Vepery, Chennai-600 007.	
5.	The Managing Director, CMWSSB, No.75, Santhome High Road, MRC Nagar, R.A.Puram, Chennai – 28.	(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. A.VENKATAKRISHNAN (Architect) RA/Gr.I/19/03/053, No.18, 3 rd Seaward road, Valmiki Nagar, Thiruvanmiyur, Chennai – 600 041.	BY SPEED POST
9.	Thiru. Dr.Alex Jacob (Structural Engineer) SE/GR.I/19/02/001 NO.41/A, Beach road, Kalakshetra Colony, Besant Nagar, Chennai – 600 090.	BY SPEED POST
10.	Thiru. R.Suresh Kumar, CMDA Reg No. CE/2020/07/796 Plot No.63, "The Dugout" Durairaj Street, Thirunagar, Valasaravakkam, Chennai – 600 087.	BY SPEED POST

For DADHA PHARMA LLP



Authorised Signatory



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/WDCN09/00042/2022		C3(S)/42/2021 - 24/12/2021	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N09	N119	02/02/2022	04/01/2022
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		DADHA PHARMA PVT LTD-REP BY ITS DIRECTOR PRADEEP DADHA, PLOT No:250, AVVAI SHANMUGAM SALAI, LLOYDS ROAD, ROYAPETTAH, CHENNAI- 600014.	
செய்துரைத்த தகவல் / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:1/1, & 268,Block No:24, Survey No:R,S No 1153/3 & 1153/56, AVVAI SHANMUGAM SALAI, Lalithapuram Street, Srilalithapuram, Royapettah, Mylapore, Chennai, 600014	
Building License Fees		1372400	
Road cut charges - CMWSSB SEWERAGE		46100	
Road cut charges - CMWSSB, WATER		46100	
Road cut charges - TNEB		46100	
Scrutiny Fees		600	
Street Alignment Charges		36100	
Workers Welfare Board		1554500	
மொத்தக் கட்டணம்/ Total (In Rs.)		3101900	

Amount (in words): Rupees Thirty One Lakhs One Thousand Nine Hundred Only

Payment Details:

DD Number: 003834

Amount 3101900
(In Rs.):

Date: 27/01/2022 Bank: IDBI BANK

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 01/02/2027
Permit Valid upto 01/02/2027



Digitally Signed by K
Sundararajan
Date: 02-Feb-2022 (17:19:07)

Executive Engineer (T.P.)

For DADHA PHARMA LLP

Sundararajan