

**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), Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

**Letter No. CMDA/PP/HRB/N/054/2022, dated: 20.02.2023**

To

**The Commissioner,**  
Greater Chennai Corporation,  
Ripon Buildings,  
Chennai – 600 003.

Sir,

Sub: CMDA – Area Plans Unit – HRB (North) Division – Planning Permission Application for the proposed construction of **High Rise** Residential building with Basement Floor (Parking) + Stilt Floor (Parking) + 1<sup>st</sup> Floor to 9<sup>th</sup> Floor with 18 Dwelling Units, at New No 75/1 to 75/34, Old No. 58 to 91, Vepery High Road, Vepery, Chennai – 600 007, Comprised in R.S. No. 710, Block no.17 of Vepery Village, within the limits of Greater Chennai Corporation limit, applied by the **M/s. RAINBOW FOUNDATION Ltd.**, represented by its Director Thiru Nitesh Jain and **M/s. Rajashree Foundations Ltd.**, represented by its Director Thiru. Prakash K Golecha – Approved - Reg.

- Ref:
1. PPA received in SBC no. CMDA/PP/HRB/N/0054/2022 Dt. 31.01.2022.
  2. This office letter dated 18.02.2022 addressed to Police (Traffic) and DF & RS.
  3. This office letter even no dt.15.03.2022 to the applicant.
  4. Applicant letter dt.01.04.2022.
  5. NOC received from DF&RS from fire point of view in R. Dis. No. 3556/C1/2022, R. Dis. No. 3572/C1/2022, PP NOC No. 35/2022 dated on 12.04.2022.
  6. NOC received from the Police (Traffic) in letter No. Rc. No. Tr./License/128/4611/2022 Dt.12.04.2022.
  7. Applicant letter dt.09.05.2022.
  8. NOC issued by the AAI in NOC ID: CHEN/SOUTH/B/031722/661313 dt.05.05.2022.
  9. This office letter even no dt.30.05.2022 to the applicant.
  10. Applicant letter dt.14.07.2022 received on 15.07.2022.
  11. Minutes of the 267<sup>th</sup> MSB Panel Meeting held on 17.10.2022.
  12. This office DC advice letter even no. dated 09.12.2022 to the applicant.
  13. Applicant letter dt.02.01.2023.
  14. This office letter even no dt.11.01.2023 addressed to SRO, Periyamet.

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15. Applicant letter dt. 18.01.2023.
16. Gift Deed for Street Alignment vide Document No.138/2023 dt.13.01.2023.
17. Land delivery receipt No. TDR/1151/2023, dated 02.02.23 for street Alignment portion received from TDR division.
18. This office reminder letter even no dt.03.02.2023.
19. The Applicant letter dt.09.02.2023 received on 10.02.2023.

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The Planning Permission Application received in the reference 1<sup>st</sup> cited for the proposed construction of **High Rise** Residential building with Basement Floor (Meant for parking) + Stilt Floor (Meant for parking) + 1<sup>st</sup> Floor to 9<sup>th</sup> Floor with 18 Dwelling Units, at New No 75/1 to 75/34, Old No. 58 to 91, Vepery High Road, Vepery, Chennai – 600 007, Comprised in R.S. No. 710, Block no.17 of Vepery Village, within the limits of Greater Chennai Corporation limit, applied by the **M/s. RAINBOW FOUNDATION Ltd.**, Rep. by its Director Thiru Nitesh Jain and **M/s. Rajashree Foundations Ltd.**, Rep. by its Director Thiru. Prakash K Golecha has been examined and Planning Permission is issued based on the orders of the 267<sup>th</sup> MSB Panel Meeting in the reference 10<sup>th</sup> cited. Subject to the usual conditions put-forth by CMDA including compliance of conditions imposed by other Government Agencies in the references 5<sup>th</sup>, 6<sup>th</sup> & 8<sup>th</sup> cited above.

2.The applicant has remitted the following charges for this proposal vide Receipt No. **B0022739** dt.05.01.2023 furnished in the reference 12<sup>th</sup> cited:

i)	D.C for land and Building	<b>Rs. 72,000/-</b> (Rupees Seventy Two Thousand only)
ii)	Balance S.Fees	<b>Rs. 6,000/-</b> (Rupees Six Thousand only)
iii)	R.C. for land	<b>Rs. 1,40,000/-</b> (Rupees One Lakh and Forrtly Thousand only)
iv)	I & A Charges	<b>Rs. 13,60,000/-</b> (Rupees Thirteen Lakhs and Sixty Thousand only)
v)	SD for Display Board	<b>Rs.10,000/-</b> (Rupees Ten Thousand only)
vi)	Shelter Fee	<b>Rs. 5,40,000/-</b> (Rupees Fifty Lakhs and Forty Thousand only)
vii)	MIDC for CMWSSB	<b>Rs. 10,60,000/-</b> (Rupees Ten Lakhs and Sixty Thousand only)
viii)	Flag Day Charges	<b>Rs.500/-</b> (Rupees Five Hundred only).

3. The applicant has furnished **Bank Guarantee No.0001NDDG00008723**, dated **03.01.2023** issued by ICICI Bank Ltd., Cenotaph Road Branch, Chennai, towards Security Deposit for Building **Rs. 9,15,000/-** (Rupees Nine Lakhs and Fifteen Thousand only) **valid for 5 years** up to 02.01.2028.

4. The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS, Police (Traffic) & AAI. In this regard, the applicant has also furnished an undertaking in the reference 9<sup>th</sup> cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS, Police (Traffic) & AAI.

5. The Promoter has to submit the necessary sanitary application directly to Local Body 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 to a single sump for the above premises for purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 100 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 - 2019 and enforcement action will be taken against such development.

6. Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. This 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 connected 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 / Registered Engineers / Architects who has signed in the plan to ensure the safety during construction and after construction and also for its continued structural stability of the buildings. In this regard, the applicant along with the Architect, Structural Engineer, Geo – Technical consultant and Construction Engineer has furnished undertaking in Form – C format.

**The applicant has also furnished a copy of Structural design & drawing for the proposed building vetted by S.E, PWD dt.29.12.2022 in the reference 15<sup>th</sup> 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) furnished by the applicant along with his /her application to prove the same. Thus, CMDA primarily consider only the aspect on 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. The applicant 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 at least 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 1/3<sup>rd</sup> open Terrace Area for erection of Solar Photo Voltaic Panel & Solar Water Heating System 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. 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 regards the applicant has furnished notarized undertaking.**

**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. The applicant has furnished Notarised Indemnity Bond in Rs.100/- Stamp paper stating that they have purchased all the 22 apartments and 11 garages except 7.82 sq.m of land pertaining to the garage No.2 and obtained the demolition order from GCC and demolished the entire old building. The Indemnitors shall indemnify and protect the CMDA against all loss, damage, consequences, proceedings, claims, demands, expenses or costs that the CMDA may be put to, suffer or sustain by reason of and arising out of any defect or deficiency in title of the Indemnitors or property or any one of them or over the aforesaid property in any manner or in connection with sanctioning the building plan.**

**18.** Two sets of plans for the proposal is approved and numbered as Planning Permission No **PP/HRB/05/2023/A to D**, dated **20.02.2023** in **Permit No. 14583** are sent herewith. The Planning Permission is valid for the period from **20.02.2023** to **19.02.2031**.

**19. 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.**

20. The Commissioner, Greater Chennai Corporation is requested to take necessary further action for issue of Building Permit under the Local Body Act.

21. This Planning Permission is not final. The applicant has to commence the project only after obtaining necessary Building Permit under the Local Body Act.

Yours faithfully,

*C. S. [Signature]*  
for **MEMBER-SECRETARY**

*[Signature]*  
20/2/23

**Encl:**

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

**Copy To:**

1. **M/s. RAINBOW FOUNDATION Ltd.,**  
Rep. by its Director Thiru. Nitesh Jain and  
**M/s. Rajashree Foundations Ltd**  
Rep. by its Director Thiru. Prakash K Golecha  
No. 4, Thanikachalam Road, T.Nagar,  
Chennai – 600 017.

*(This approval is not final; you have to approach The Commissioner, Greater Chennai Corporation for issue of Building Permit).*

2. The Deputy Planner, Enforcement Cell (N), CMDA, Chennai-8  
(With one set of approved plans).

3. The Commissioner of Income Tax,  
No.108, Mahatma Gandhi Road,  
Nungambakkam, Chennai-34.
4. The Director of Fire & Rescue Service P.B.No.776,  
Egmore, Chennai-8. (With one set of approved plans).
5. The Chief Engineer,  
CMWSSB, No.75, Santhome High Road, Santhome,  
MRC Nagar, R.A. Puram, Chennai-600 028.
6. The Addl. Commissioner of Police (Traffic),  
Egmore, Chennai-8.
7. The Chief Engineer, TNEB, Chennai-2.
8. The Chairman,  
Tamil Nadu Real Estate Regulatory Authority (TNRERA),  
Door No.1A, 1<sup>st</sup> Floor, Gandhi Irwin Bridge Road,  
Egmore, Chennai – 600 008. (With one set of approved plans).
9. **C.PRAMOD, B.Arch.,**  
Council of Arch. Reg. No. CA/2011/53412,  
No.2307, Swanlines, 12<sup>th</sup> Main Road,  
Jayanagar 3<sup>rd</sup> Block East, Bengaluru,  
Karnataka - 560 011.  
Mobile No:9901993666  
Email:pramoos@gmail.com
10. **Thiru.A.RAMACHANRAN, M.E**  
Structural Engineer,  
CMDA Regn. no. SE/Gr-I/2020/08/277,  
New No.2307, Swanlines, 12<sup>th</sup> Main road, Jaya Nagar, 3<sup>rd</sup> Block  
East, Bengaluru, Karnataka-560011.  
**Email:** ram@swanlines.in  
Contact No.:9448768482.
11. **Thiru. Dr.S.CHOCKALINGAM.,**  
Geotechnical Engineer,  
CMDA Registration No.: GTE/19/03/006,  
Plot No.4, Anna Nagar, 1<sup>st</sup> Street,  
Velachery, Chennai- 600 042.  
**Email:** [tjengineers@yahoo.com](mailto:tjengineers@yahoo.com)  
Contact No.:9841255480.
12. **Thiru. M.ARJUN**  
**Reg. No. CE/19/06/413**  
No. 4, Thanikachalam Road, T.Nagar, Chennai – 600 017.  
**Email:** [arjun@rainbowfoundations.in](mailto:arjun@rainbowfoundations.in)

# Chennai Metropolitan Development Authority

## PLANNING PERMIT

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

PERMIT No. 14583 Date of Permit 20/02/2023

PP/HRB/05/2023/A to D

CMDA/PP/HRB/N/054/2022

File No. M/S. Rainbow Foundation Ltd.,

Rep. by its Director Thiru. Nitesh Jain and

Name of Applicant with Address. M/S. Rajashree Foundations Ltd.

Rep. by its Director Thiru. Prakash K Golecha

No. 4, Thanikachalam Road, Date of Application ... 31.01.2022

T. Nagar, Chennai - 600 017.

Nature of Development : ~~Layout/Sub-division of Land/Building construction/~~  
Charge in use of Land/Building

Site Address ... As per Annexure

Division No. ....

Development Charge paid Rs. 72,000/- Challan No. B0022739 Date 05.01.2023

PERMISSION is granted to the layout/sub-division of land/building construction/change in use of land/building according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

3. The permit expires on 19/02/2031 the building construction work should be completed as per plan before the expiry date. If it is not possible to Complete the construction, request for renewing the ~~planning permit should be submitted to Chennai Metropolitan Development Authority before the expiry date. If it is not renewed before the said date fresh. Planning Permission application/has to be submitted for continuing the construction work when the Development Control Rules that may be currently in force at that time will be applicable. If the construction already put up is in deviation to the approved plan and in violation of rules. Planning permit will not be renewed.~~

Govt. Lt. (MS) No. 65, H2UD (UDI) dept,

dated: 21.04.2022


G. S. Jang 20/02/23  
For MEMBER SECRETARY


ER  
11/02/23

## ANNEXURE

**File No. CMDA/PP/HRB/N/054/2022,  
Permit No. 14583**

Planning Permission No. **PP/HRB/05/2023/A to D**  
Planning Permission Application for the proposed  
construction of **High Rise** Residential building with  
Basement Floor (Meant for parking) + Stilt Floor (Meant  
for parking) + 1<sup>st</sup> Floor to 9<sup>th</sup> Floor with 18 Dwelling  
Units, at New No 75/1 to 75/34, Old No. 58 to 91, Vepery  
High Road, Vepery, Chennai – 600 007, Comprised in  
R.S. No. 710, Block no.17 of Vepery Village, within the  
limits of Greater Chennai Corporation limit, applied by  
the **M/s. RAINBOW FOUNDATION Ltd.**, Rep. by its  
Director Thiru Nitesh Jain and **M/s. Rajashree  
Foundations Ltd** Rep. by its Director Thiru. Prakash K  
Golecha

  
17/02/23

  
20/02/23





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		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN05/00070/2023		CMDA/PP/HRB/N/054/2022 - 20/02/2023	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N05	N058	24/02/2023	22/02/2023
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		RAINBOW FOUNDATION LTD-REP. BY ITS DIRECTOR THIRU. NITESH JAIN& M/s.RAJASHREE FOUNDATIONS LTD, REP. BY ITS DIRECTOR THIRU. PRAKASH K GOLECHA, No:4 THANIKACHALAM ROAD, T.NAGAR, CHENNAI-600017.	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:OLD:58 TO 91, NEW:75/1 TO75/34,Block No:17,Survey No:R.S.No710, Vepery High Road,Vepery,Vepery,Vepery, Chennai, 600007	
Building License Fees		457100	
Road cut charges - CMWSSB SEWERAGE		64200	
Road cut charges - CMWSSB, WATER		64200	
Road cut charges - TNEB		64200	
Scrutiny Fees		4400	
Workers Welfare Board		1124600	
மொத்தக் கட்டணம்/ Total (In Rs.)		1778700	

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

Payment Details:

DD Number: 506813 Amount 1778700 Date: 24/02/2023 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 23/02/2028  
Permit Valid upto 23/02/2028



Digitally Signed by Ramamurthy  
J  
Date: 24-Feb-2023 (17:00:50)  
Executive Engineer (T.P.)