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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

E-mail: mcmda@tn.gov.in, Web site: www.cmdachennai.gov.in

Letter No.PP/NHRB/S(B1)/0076/2022,

Dated:31.01.2023

To

The Principal Chief engineer,

Greater Chennai Corporation,

Chennai 600003.

Sir,

Sub: CMDA – Area Plans Unit –NHRB– Revised Planning Permission for the proposed construction of Stilt floor(part)/Ground floor(part) + 5 floors Residential building with 80 dwelling units at Site Reserved for Special building in the approved layout PPD/LO.No.32/2019, River View road, Mananpakkam Chennai in S.No.120/1A1(part), 120/1A2(part), 121/1A1(part), 121/1A1B(part), 121/1A2, 121/1C1, 121/1C2, 121/1D1,121/1D2 of Manapakkam Village within the limits of Greater Chennai Corporation Approved and forwarded to Local Body for issue of Building Permit – Reg.

- Ref:
1. Planning Permission Application received in SBC No.CMDA/PP/NHRB/S/0076/2022, dated.07.02.2022.
 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 MAWS (MA-I) Department, dated 04.02.2019.
 6. Earlier Planning Permission issued by CMDA in PP No.B/NHRB/209A to C/2021, Permit No.14317, LetterNo.PP/NHRB/S(B2)/0474/2020, dated.27.07.2021.
 7. This office DC letter even No. dated.10.12.2022
 8. Applicants letter date 26.12.2022 enclosy the payment receipt

The Revised Planning Permission Application for the proposed construction of Stilt floor(part)/Ground floor(part) + 5 floors Residential building with 80 dwelling units at Site Reserved for Special building in the approved layout PPD/LO.No.32/2019, River View road, Mananpakkam Chennai in S.No.120/1A1(part), 120/1A2(part), 121/1A1(part), 121/1A1B(part), 121/1A2, 121/1C1, 121/1C2, 121/1D1,121/1D2 of

For JAIN HOUSING

Authorised Signatory

Manapakkam Village within the limits of Greater Chennai Corporation received in the reference 1st cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 7th cited.

2. The applicant has remitted the following charges in the reference 8th cited.

	Charges to be collected	Already remitted in ReceiptNo. CMDA/PP/RC0061/2021 dated.05.02.2021 at the time of obtaining earlier approval in ref 6 th cited	Balance amount to be Remitted in Receipt No. B0022659 dated. 28.12.2022
i)	Development Charges	₹ 99,000/-	₹ 16,000/-
ii)	Scrutiny Fee	₹ 18,603/-	₹ 18,000/-
iii)	Open space & Reservation Charges	Nil	Nil
iv)	Security Deposit for Building	₹ 18,29,000/-	₹ 6,000/-
v)	Security Deposit for Display Board	₹ 10,000/-	₹ 10,000/-
vi)	Security Deposit for STP	₹ 1,00,000/-	1,00,000
vii)	Infrastructure & Amenities Charges	₹ 27,42,000/-	₹ 45,000/-
viii)	Premium FSI Charges	Nil	Nil
ix)	Shelter Fund	₹ 10,27,000/-	₹ 28,000/-
x)	MIDC Charges	Nil	Nil
xi)	Flag Day	₹ 500/-	₹ 500/-

3. Two sets of approved Plans are numbered as **PP/NHRB/002/2023/A to C, dated.31.01.2023, Planning Permit No.15068** are sent herewith. The Planning Permit is valid for the period from. **31.01.2023 to 30.01.2031.**

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

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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.

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.

9. 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 the order of continuance accorded for different stages by CMDA'

10. This Planning Permission is not final. The applicant has to approach the Commissioner, Greater Chennai Corporation for issue of Building Permit under the

For JAIN HOUSI

Local Body Act.

11. Applicant shall not commence construction without building approval from the Greater Chennai Corporation.
12. The 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.

Yours faithfully,


for **Member secretary**

Rsh
31/11/2023

Encl:-

1. Two sets of approved Plans
2. Two copies of Planning Permit

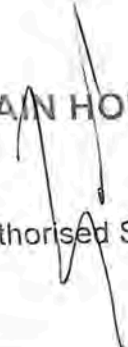
Copy to:

1. ✓ **Thiru.Chenaram Seni**
GPA for M/s.Jain Housing & Tmt.K.Selvi
No.98/99, Habibullah Road,
T.Nagar, Chennai 60017.
2. **The Deputy Planner**
Enforcement Cell (South), CMDA,
Chennai -600008.
(along with one set of approved plan)
3. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai-600034.
4. **The Member**
Appropriate Authority
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai-600034.
5. **The Chair Person,**
TNRERA, CMDA Tower II
Chennai.600 008
(along with one set of approved plan)

For JAIN HOUSING

Authorised Signatory





Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 15068

Date of Permit 21.01.23

PP.No: PP/NHRB/002/2023/A to C

File No PP/NHRB/S/0076/2022

Name of Applicant with Address Thiru. C. Chenayam Senil
GPA for M/S, Jain Housing & Tmt. K. Selvi,
No, 98/99, Habibullah Road, T. Nagar, Chennai-60017. Date of Application 07.02.2022

Nature of Development : ~~Layout/Sub-division of Land/Building construction/~~
SHH (PE) / GF (PE) + 5F Residential Charge in use of Land/Building
with 20 dwalling units


Site Address Plot No: 107, Manapakkam, Comprised in

Division No. S.No. 121/1A1 (Part), 121/1A2 (Part), 121/
1A1 (Part), 121/1A2, 121/1C1, 121/1C2, 121/1D1,
121/1D2 of manapakkam village within the
limits of G.C.C.

Development Charge paid Rs. 16,000 Challan No. B0022659 Date 26.12.22

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 30.01.2031 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.~~


For MEMBER SECRETARY
31/01/23
H. Pen
27/01/23

For JAIN HOUSING

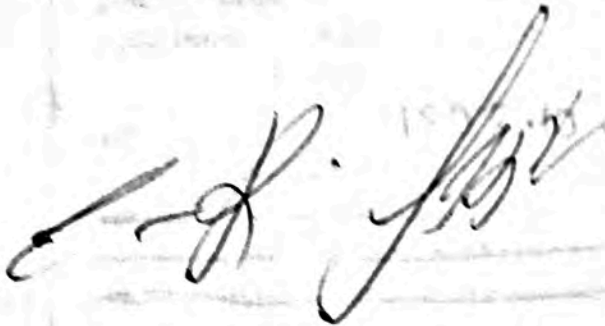
Authorised Signatory

28.10.18

PP. No. 99, WARR, 1002, AREA, N.C.

CONDITIONS

- Note :**
1. According to Section 79 of the T. & C. P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision or order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated
 2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the planning permission in the event of planning permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.



For JAIN HOUSING

Authorised Signatory

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பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
நகரமைப்பு பிரிவு - பணித்தறை
Town Planning Section-Works Department

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின படி)

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDC/N12/00127/2023		PP/NHRB/S(B1)/0076/2022 - 31/01/2023	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N12	N157	31/03/2023	31/03/2023
புகாரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		CHENARAM SENI GPA-FOR M/s. JAIN HOUSING & Tmt.K.SELVI No:98/99, HABIBULLAH ROAD,T.NAGAR,CHENNAI-600017.	
சேவாபெற்று தன்மை / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Block No:PPD/Lo.No.32/2019,Plot No:-, Survey No:ANNEXURE ENCLOSED, RIVER VIEW AVENUE ROAD,MANAPAKKAM,MANAPAKKAM,Manapakkam, CHENNAI, 600089	
Building License Fees		47600	
Road cut charges - CMWSSB SEWERAGE		4500	
Road cut charges - CMWSSB, WATER		3600	
Road cut charges - TNEB		3600	
Scrutiny Fees		8300	
மொத்தக் கட்டணம்/ Total (In Rs.)		67900	

Amount (in words): Rupees Sixty Seven Thousands Nine Hundred Only

M.W.G.W.F. DD Details : DD Number: 524743 Amount: 1148700 Rs. Date:24/03/2023 Bank:ICICI BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Sanctioned for CMDA Proposal- only for Building Permit Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

இந்த அனுமதி 29/09/2023

முடிவு நாள் 30/03/2028

ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 29/09/2023

If Construction started Building Permit is valid up to 30/03/2028

Assistant Executive Engineer (T.P.)

[Handwritten Signature]

For JAIN HOUSING

Authorised Signatory

Executive Engineer (T.P.)

