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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: mscmda@tn.gov.in  
 Web site: www.cmdachennai.gov.in.

File No. : CMDA/PP/NHRB/N/0424/2022

Date : 11/07/2023

To  
 The Principal Chief Engineer  
 Greater Chennai Corporation  
 Ribbon Building  
 Chennai – 600 003.  
 Sir,

Sub: CMDA-Area plans Unit -NHRB (North) – Planning Permission for the Proposed Construction of a Stilt Floor + 5 Floors Residential Building with 30 Dwelling Units Availing Premium FSI (Height-18.25m) at New Colony, VOC Nagar street, Ayanavaram, Chennai. Comprised in Old T.S.No: 58/5 part, 58/6part, 58/11, 58/12 part, 58/13, 58/21, 58/25, 58/26, 58/27 part, New T.S.No: 58/1 part (as per document) T.S.No: 58/11, 58/13, 58/21, 58/25, 58/26, 58/37, 58/38, 58/39, and 58/40, (as per Patta) Block No:13 of Ayanavaram Village, within the limit 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/N/424/2022, dated 16.08.2022
  2. G.O.Ms.No.86, H&UD Department dated 28.03.2012.
  3. G.O.Ms.No.78, H&UD Department dated 4.5.2017.
  4. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
  5. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
  6. G.O.(Ms).No.18 MAWS Department, dated 04.02.2019 and published in Government Gazette No.43, Extraordinary Part-III, Section 1(a), dated 04.02.2019
  7. Office Order No.7/2019 dated 12.03.2019.
  8. G.O.Ms.No.19, H&UD [UD4(1)] Department dated 02.03.2022
  9. G.O.Ms.No.152, H&UD[UD4(1)] Department dated 18.08.2022.
  10. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
  11. Letter from Tahsildar Ayanavaram in Letter No: NA.Ka. No: A4/3740/2022 dated 10.01.2023 along with sketch attested.
  12. Letter form WRD NOC Letter No: D5/T5(3)/F-0181 NOC -Ayanavaram Village 1117/2023 / dated .23.02.2023.
  13. This office DC advice sent to the applicant in online letter dated 10.07.2023
  14. Applicant remitted the DC and other charges on 11.07.2023

The Planning Permission application received for the Proposed Construction of a Stilt Floor + 5 Floors Residential Building with 30 Dwelling Units Availing Premium FSI (Height-18.25m) at New Colony, VOC Nagar street, Ayanavaram, Chennai. Comprised in Old T.S.No: 58/5 part, 58/6part, 58/11, 58/12 part, 58/13, 58/21, 58/25, 58/26, 58/27 part, New T.S.No: 58/1 part (as per document) T.S.No: 58/11, 58/13, 58/21, 58/25, 58/26, 58/37, 58/38, 58/39, and 58/40, (as per Patta) Block No:13 of Ayanavaram Village, Ayanavaram Taluk within the limit 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 13th cited.

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

Sl. No.	Charges	Total Amount	Amount remitted in Receipt No. and Dated
I	Scrutiny Fees	Rs. 13,256.00	CMDA/PP/Ch/8228/2022 & dt. : 16 August, 2022
II	Scrutiny Fees	Rs. 6,611.00	CMDA/PP/Ch/9164/2022 & dt. : 25 November, 2022
III	Scrutiny Fees	Rs. 2,643.00	CMDA/PP/Ch/10354/2023 & dt. : 28 March, 2023
IV	Balance Scrutiny Fees	Rs. 5,000.00	CMDA/PP/Ch/11240/2023 & dt. : 11 July, 2023
V	Development charges for land per Sq m	Rs. 12,000.00	CMDA/PP/Ch/11240/2023 & dt. : 11 July, 2023
VI	Development charges for building per Sq m	Rs. 84,000.00	CMDA/PP/Ch/11240/2023 & dt. : 11 July, 2023
VII	Regularisation charge for land	Rs. 2,08,000.00	CMDA/PP/Ch/11240/2023 & dt. : 11 July, 2023
VIII	OSR Charges	Rs. 51,28,000.00	CMDA/PP/Ch/11240/2023 & dt. : 11 July, 2023
IX	Security Deposit for Building	Rs. 12,41,000.00	CMDA/PP/Ch/11240/2023 & dt. : 11 July, 2023
X	Security Deposit for Display Board	Rs. 10,000.00	CMDA/PP/Ch/11240/2023 & dt. : 11 July, 2023
XI	I & A Charge	Rs. 20,08,000.00	CMDA/PP/Ch/11240/2023 & dt. : 11 July, 2023
XII	Premium FSI Charges	Rs. 1,87,60,000.00	CMDA/PP/Ch/11240/2023 & dt. : 11 July, 2023
XIII	Shelter Charges	Rs. 11,14,000.00	CMDA/PP/Ch/11240/2023 & dt. : 11 July, 2023
XIV	IDC - CMWSSB (For sewerage area only)	Rs. 15,86,000.00	CMDA/PP/Ch/11240/2023 & dt. : 11 July, 2023
XV	Flag Day Charge	Rs. 500.00	CMDA/PP/Ch/11240/2023 & dt. : 11 July, 2023

- Two sets of approved Plans are Numbered as OL-PP/NHRB/0252/2023 dated 11/07/2023 in Planning Permit No. OL-00386 are sent herewith. The Planning Permit is valid for the period from 11/07/2023 to 10/07/2031.
  - 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.
  - 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, 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 Engineer / 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.
- 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

(b1)

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. This Planning Permission is not final. The applicant has to approach the concerned Local Body for issue of Building Permit under the Local Body Act.
10. Applicant shall not commence construction without building approval from the Local Body concerned.
11. 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.
12. 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

All the Conditions imposed by the WRD in the reference 12 th cited shall be complied with based on the undertaking given by the applicant.

Yours faithfully,

**Signature valid**

Name : RAVICHANDRAN A  
Designation : Assistant Planner  
Date : 07/07/2023 9:17:22 PM

Name: RAVICHANDRAN A  
Designation: Assistant Planner

Date: 11 July, 2023

For

Member Secretary

CMDA

**Encl :**

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

**Copy To:**

1.M/s. Casa Grande Civil Engineering Pvt Ltd rep by its director  
Thiru. R. Sumanth Krishna GPA of  
Chennai Citi Centre Holdings Private Limited  
rep by its Manager Thiru. Mohammed Rafiullah.  
No.111, NPL Devi Building, LB Road,  
Thiruvanmiyur, Chennai.600041.

2.The Member Appropriate Authority  
108, Uthamar Gandhi Salai  
Nungambakkam, Chennai – 600 034.

3.The Commissioner of Income Tax  
No.108, Mahatma Gandhi Road  
Nungambakkam, Chennai - 600 034.

4.The Deputy Planner  
Enforcement Cell CMDA,

Chennai - 600 008

5 The Chief Engineer

CMHTS&B

No 1 Pumping Station Road

Chintadripet Chennai - 600 002

6 The Commissioner

TNP&TA

Door No. 1A, 1st Floor

Gandhi near Bridge Road

Egmore Chennai - 600 008



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**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
 Thalamulhu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,  
 Chennai - 600 008  
 Phone : 28414855 Fax: 91-044-28540416  
 E-mail: mscmda@chennai.gov.in  
 Web site: www.cmdachennai.gov.in

**PLANNING PERMIT**

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

File No.  
 Planning Permission No.  
 Permit No.

: CMDA/PP/NIIRB/N/0424/2022  
 : OL-PP/NIIRB/0252/2023  
 : OL-00386 Date of Permit : 11.07.2023

Name of Applicant with  
 Address

: M/s. Casa Grande Civil Engineering Pvt Ltd rep by its  
 director Thiru. R. Sumanth Krishna GPA of  
 Chennai Citi Centre Holdings Private Limited  
 rep by its Manager Thiru. Mohammed Rafiullah.  
 No.111, NPL Devi Building, LB Road,  
 Thiruvanmiyur, Chennai.600041.

Date of Application

: 16.08.2022

Nature of Development Building

: Planning Permission for the Proposed Construction of a Stilt  
 Floor + 5 Floors Residential Building with 30 Dwelling  
 Units Availing Premium FSI (Height-18.25m).

Site Address

: New Colony, VOC Nagar street, Ayanavaram, Chennai.  
 Comprised in Old T.S.No: 58/5 part, 58/6part, 58/11, 58/12  
 part, 58/13, 58/21, 58/25, 58/26, 58/27 part, New T.S.No:  
 58/1 part (as per document) T.S.No: 58/11, 58/13, 58/21,  
 58/25, 58/26, 58/37, 58/38, 58/39, and 58/40, (as per Patta)  
 Block No:13 of Ayanavaram Village, within the limit of  
 Greater Chennai Corporation.

Development Charge Paid

: ₹ 96,000/- (Rupees NinetySix Thousand only)  
 : CMDA/PP/CH/11240/2023 Dated : 11.07.2023.

Receipt No

Permission is granted to the building according to the authorized copy of the plan attached hereto and  
 subject to the condition mentioned below.

The permit expires on 10.07.2031. The building construction work should be completed as per plan  
 before the expiry date. If it is not possible to complete the construction, then a fresh Planning Permission  
 Application has to be submitted for continuing the construction work. The Rules that may be currently  
 in force at that time will be applicable.

Yours faithfully

✓  
 Digitally signed by  
 RAVI CHANDRAN  
 Date: 2023.07.11  
 15:49:18 +05'30'

For MEMBER SECRETARY

For CASA GRANDE CIVIL ENGINEERING PRIVATE LIMITED

Authorised Signatory



பெருநகர சென்னை மாநகராட்சி  
Greater Chennai Corporation  
நகரமைப்பு பிரிவு

407

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		தட்ட அனுமதி எண் / Plan Submission No	
CEBA/WDCN08/00269/2023		CMDA/PP/NHRB/N/0424/2022 - 27/05/2023	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N08	N101	21/07/2023	13/07/2023
அனுமதி பெறும் மனுக்காரர் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		CASA GRANDE CIVIL ENGINEERING PVT LTD-REP. BY ITS DIRECTOR THIRU. R.SUMANTH KRISHNA GPA OF CHENNAI CITI CENTRE HOLDINGS PVT LTD, REP. BY ITS MANAGER THIRU.MOHAMMED RAFIULLAH, No:111, NPL DEVI BUILDINGS, L.B. ROAD, THIRUVANMIYUR, CHENNAI-600041	
சேவாபெறும் தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Block No:13, Survey No:TS.No: 58/1PART(AS PER DOC), 58/11, 58/13, 58/21, 58/25, 58/26, 58/37, 58/38, 58/39 & 58/40 (AS PER PATTA), NEW COLONY, VOC NAGAR STREET, V.O.C Colony, Anna Nagar East, Anna Nagar East, Ayanavaram, Chennai, 600023	
Building License Fees		677600	
Road cut charges - CMWSSB SEWERAGE		22400	
Road cut charges - CMWSSB, WATER		16800	
Road cut charges - TNEB		16800	
Scrutiny Fees		6500	
Workers Welfare Board		1646400	
மொத்தக் கட்டணம் / Total (In Rs.)		2386500	

Amount (in words): Rupees Twenty Three Lakhs Eighty Six Thousands Five Hundred Only

Payment Details:

DD Number: 518655

Amount 2386500  
(In Rs.):

Date: 19/07/2023

Bank: ICICI BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்புளிக்கும்பட்ட 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

20/07/2028

Permit Valid upto

20/07/2028



Digitally Signed by K  
Sundararajan

Date: 21-Jul-2023 (12:25:43)

Executive Engineer (T.P.)

For CASA GRANDE CIVIL ENGINEERING PRIVATE LIMITED

Authorised Signatory

