

சென்னை மாநகராட்சி  
GREATER CHENNAI CORPORATION

Works Department

Regularization Permit

(Section 122 of T & C.P Act 1971)

சட்டம்/சட்டம் No. 0251, 2019		RI/WDCN15/01400/2016	
சட்டம்/சட்டம்	சட்டம்/சட்டம் / Ward	சட்டம்/சட்டம் / Approval Date	சட்டம்/சட்டம் / Application Date
	197	25/01/2019	02/05/2018
சட்டம்/சட்டம் Name & address		Thiru/Lmt. Radhi Bellarmine Virvent Lawrence No.12, 4 <sup>th</sup> Main Road, Kamaraj Nagar, Thiruvanniyur, Chennai - 600 041.	
சட்டம்/சட்டம் / Service Type		Regularisation of Individual Plot	
சட்டம்/சட்டம் / Plot Address		S.No.589/1A2, 592/1A3 & 593/1E3, Sholinganallur Village, Plot No.135, Classic Retreat Farms, Chennai.	
சட்டம்/சட்டம் Charges		279000	
சட்டம்/சட்டம் Charges		56000	
சட்டம்/சட்டம் / Total (in Rs.)		335000	

சட்டம்/சட்டம் (in Words): Rupees : Three Lakh Thirty Five Thousand Only.

சட்டம்/சட்டம் : DD Number: 200412 Amount: Rs.335000 /- Date: 30/11/2018  
Bank Name: Vysya Bank.

சட்டம்/சட்டம் sub-division of plot under reference is regularized under regularization of  
Approved Plots and Layouts Rules, 2017 - Under Section 113 read with section 122 of the  
Town and Country Planning Act, 1971 - G.O.Ms.No.78 dated 04.05.2017 and  
G.O.Ms.No.22 dated 13.10.2017, Housing & Urban Development (UD) (3) Department  
subject to the conditions laid down in the Rules in the Government Orders mentioned.

சட்டம்/சட்டம் of Regularization Permit does not confirm any ownership or title over the property,  
in favour of the applicant. Before issuing regularization permit, Greater Chennai Corporation,  
checks only the aspect of applicant's right over the site under reference based on the copies of  
the documents (such as sale deed, pattis, lease gift, gift deed etc.,) furnished by the applicant  
and his / her application to prove the same.

சட்டம்/சட்டம் who acquires interest in the property shall ensure independently about the  
rights of the applicant's right before acquiring the same. Further, if any individual claim  
rights 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  
Greater Chennai Corporation is not the Competent Authority to decide this matter.

Executive Engineer (T.P)

Executive Engineer (T.P)



For SAGAR GRANDHI CONSTRUCTIONS PVT.LTD. Document No 5807 of 2023 of Book  
G. BHARATH VENKATESH C.E.O. Contains 23 Sheets 7 Sheet

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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/S/0179/2023**

Date : 06/05/2023

To  
The Principal Chief Engineer,  
Greater Chennai Corporation,  
Chennai 600003  
Sir,

Sub: CMDA – Area Plans Unit - NHRB (South) - Planning Permission for the proposed construction of Still floor + 4 floors (Height – 15.0m) Residential Building with 12 dwellings Availing Premium FSI at Plot No.135, 4th Cross Street, Classic Retreat, Sholinganallur, Chennai 600119 comprised in S.No.589/1A2, 592/1A3 & 593/1B3 of Sholinganallu Village within the limit of Greater Chennai Corporation Greater Chennai Corporation – Approved and forwarded to Local Body for the issue of Building Permit – Reg.

- Ref:
1. Planning Permission Application received in SBC No.CMDA/PP/NHRB/S/0179/2023, dated 06.03.2023.
  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 (MA-I) Department, dated 04.02.2019.
  7. CMDA office order No.7/2019, dated.12.03.2019
  8. This office online DC letter even No. dated.26.05.2023
  9. Applicant paid DC and other charges through online on 26.05.2023

The Planning Permission Application is for the proposed construction of Still floor + 4 floors (Height – 15.0m) Residential Building with 12 dwellings Availing Premium FSI at Plot No.135, 4th Cross Street, Classic Retreat, Sholinganallur, Chennai 600119 comprised in S.No.589/1A2, 592/1A3 & 593/1B3 of Sholinganallu Village within the limit of Greater Chennai Corporation 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 DC letter.

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.3,466.00	CMDA/PP/CH/10172/2023 & dt. : 07 March, 2023
II	Scrutiny Fees	Rs.1,733.00	CMDA/PP/CH/10665/2023 & dt. : 03 May, 2023
III	Balance Scrutiny Fees	Rs.2,000.00	CMDA/PP/RC/0029/2023 & dt. : 07 June, 2023
IV	Development charges for land per Sq. m.	Rs.4,000.00	CMDA/PP/RC/0029/2023 & dt. : 07 June, 2023
V	Development charges for building per Sq. m.	Rs.19,000.00	CMDA/PP/RC/0029/2023 & dt. : 07 June, 2023
VI	Security Deposit for Building	Rs.3,26,000.00	CMDA/PP/RC/0029/2023 & dt. : 07 June, 2023
VII	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/RC/0029/2023 & dt. : 07 June, 2023
VIII	I & A Charge	Rs.4,96,000.00	CMDA/PP/RC/0029/2023 & dt. : 07 June, 2023

For SAGAR GRANDHI CONSTRUCTIONS PVT. LTD.

Managing Director.

IX	Security Deposit for Septic Tank / STP	Rs.12,000.00	CMDA/PP/RC/0029/2023 & dt. : 07 June, 2023
X	Premium FSI Charges	Rs.35,38,000.00	CMDA/PP/RC/0029/2023 & dt. : 07 June, 2023
XI	Flag Day Charge	Rs.500.00	CMDA/PP/RC/0029/2023 & dt. : 07 June, 2023

3. Two sets of approved Plans are Numbered as **OL-PP/NHRB/0213/2023** dated **09/06/2023** in Planning Permit No. **OL-00346** are sent herewith. The Planning Permit is valid for the period from **09/06/2023** to **08/06/2031**.
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 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 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.
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. 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

Yours faithfully,

Validity unknown

Name : SANTHOSH KUMAR  
M.S  
Designation : Assistant Planner  
Date : 06/12/2023 5:31:28 PM

Name: SANTHOSH KUMAR M.S

Designation: Assistant Planner

Date: 12 June, 2023

For

Chief Planner

Area Plan Unit

**Encl :**

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

**Copy To:**

1. Sagar Grandhi Constructions Pvt Ltd  
Door No.53/74, Venkatesan Street,  
Venkatesan Street, Chindadripet,  
Chennai 600002

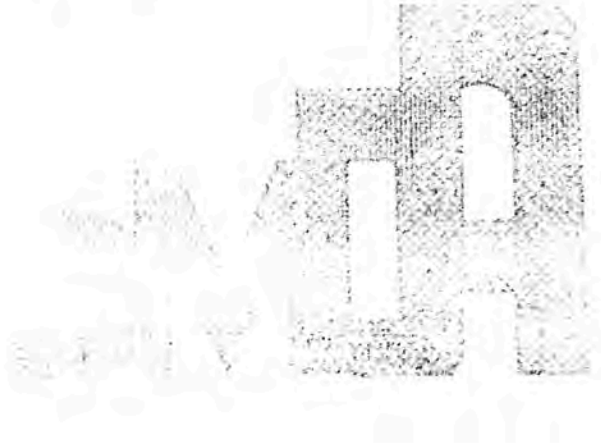
2. The Member Appropriate Authority,

108, Uthamar Gandhi Salai,  
Nungambakkam, Chennai- 600034

3. The Commissioner of Income Tax,  
No.108, Mahatma Gandhi Road,  
Nungambakkam, Chennai - 600034

4. The Deputy Planner,  
Enforcement cell,  
CMDA, Chennai - 600008

5. The Chairperson,  
TNRERA,  
No.1A, 1st Floor,  
Gandhi Irwin Bridge Road, Egmore,  
Chennai-600008. (With one set of approved plan).





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)

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

File No. : CMDA/PP/NHRB/S/0179/2023  
Planning Permission No. : OL-PP/NHRB/0213/2023  
PermitNo. : OL-00346 Date of Permit: 09.06.2023

Name of Applicant with Address : M/s.Sagar Grandh Construction Private Limited,  
Represented by its authorized signatory G.Bharath  
Venkatesh GPA for R.Kamaladasan  
No.53/74, Venkatasan Street,  
Chindadripet, Chennai 600002.

Date of Application : 08.03.2023  
Nature of Development: Building : Proposed construction of Stilt floor + 4 floors (Height – 15.0m)  
Residential Building with 12 dwellings Availing Premium FSI


Site Address : Plot No.135, 4<sup>th</sup> Cross Street, Clasic Retreat, Shollinganallur,  
Chennai 600119 comprised in S.No.589/1A2, 592/1A3 &  
593/1B3 of Shollinganallur Village within the limit of Greater  
Chennai Corporation

Development Charge Paid : Rs.23,000/- (Rupees Twenty Three Thousand only)  
Receipt No : CMDA/PP/RC/0029/2023, Dated.07.06.2023

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 08.06.2031. The building construction work should be completed as per plan before the expiry date. If it is not possible to complete the construction, then 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 M  
S SANTHOSH KUMAR  
Date: 2023.06.09  
15:22:56 +05'30'  
For MEMBER SECRETARY



For SAGAR GRANDHI CONSTRUCTIONS PVT. LTD.

  
Managing Director.



பெருநகர சென்னை மாநகராட்சி  
Greater Chennai Corporation  
நகரமைப்பு பிரிவு  
Town Planning Section-Works  
கட்டிட அனுமதி

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(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 WDC/N15/00248/2023		CMDA/PP/NHRB/S/0179/2023 - 03/05/2023	
கட்டிட மண்டலம் Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N15	N199	04/07/2023	14/06/2023
கட்டிடகாரின் பெயர் மற்றும் குடியிருப்பு முகவரி Applicant name & address		Sagar Grandhi Constructions Pvt Ltd-Rep. by its Authorized Signatory G.Bharath Venkatesh GPA for R.Kamaladasan. No:53/74,Venkatasan Street, Chindadripet, Chennai-600002.	
சேவாபாட்டு தன்மை Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் Plot address		Plot No:135, Survey No:589/1A2,592/1A3&593/1B3, CLASSIC RETREAT 4TH CROSS STREET,SHOLINGANALLUR(N199),SHOLINGANALLUR(N199),Sholinganallur, Chennai, 600119	
Building License Fees		159000	
Road cut charges - CMWSSB SEWERAGE		20100	
Road cut charges - CMWSSB, WATER		15100	
Road cut charges - TNEB		15100	
Scrutiny Fees		1700	
Workers Welfare Board		433000	
மொத்தக் கட்டணம்/ Total (In Rs.)		644000	

Amount (in words): Rupees Six Lakh Forty Four Thousands Only

Payment Details:

DD Number: 143911 Amount 644000 Date: 27/06/2023 Bank: AXIS BANK LTD  
(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 03/07/2028  
Permit Valid upto 03/07/2028



Digitally Signed by K Sundararajan  
Date: 04-Jul-2023 (12:22:15)  
Executive Engineer (T.P.)

