

Chennai Metropolitan Development Authority
PLANNING PERMIT

113

PREMIUM FSI

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

PERMIT No. 12674

B/NHRB/191A & B/2019

Date of Permit. 09.08.2019

M/s. Jain Housing & Construction Ltd.

File No AP/SB/S(BD)/00.77/2019

Rep by its Senior Executive
Liasan Thiru. Chennamm. Sri

Name of Applicant with Address.

Door No. 98/99, Habibulla Road,
T. Nagar, Chennai - 17.

Date of Application 18.03.2019

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

Revised PP for the proposed construction of

Site Address. ~~Still floor + 5 floors residential building with~~
20 dwelling units at Plot NO. 980 & 982,

Division No. ~~Ramalingam street and Srinivasa Nagar.~~
Main Road, Ram Nagar North Extension,

~~Madipakkam, Chennai - 97 in old S.No. 72 (part)~~
New S.No. 72/2 & 72/3 of Madipakkam - 1 village.

Development Charge paid Rs. 9,000/- Challan No. 0012343 Date 25.06.2019

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 08.08.2024

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.

M. S. [Signature]
For MEMBER SECRETARY

[Signature]
8/8/19



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

E-mail: msemda@tn.gov.in

Website: www.cmdachennai.gov.in

Letter No. PP/SB/S(B1)/0077/2019 Dated: 09.08.2019

To

The Principal Chief Engineer
Greater Chennai Corporation
Ribbon Building
Chennai - 600 003.

Sir,

Sub: CMDA - APU - (B Channel - South Division) - Planning Permission Application for the proposed construction of Stilt floor + 5 floors Residential building with 20 dwelling units with Premium FSI at Plot No.980 & 982, Ramalingam Street and Srinivasa Nagar Main Road, Ram Nagar North Extension, Madipakkam, Chennai 600 097 in Old S.No.72(part), New S.No.72/2 & 72/3 of Madipakkam-1 Village within Greater Chennai Corporation - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

- Ref:
1. The PPA received in SBC No. CMDA/ PP/SB/S(B1)/0077/2019, dated 18.03.2019.
 2. G.O.Ms.No.303, H&UD Dept. dated 30.12.2013 (TNGG Notification dated 29.1.2014).
 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. Earlier Planning Permission No.B/Spl.Bldg./120-A&B/2018, Permit No.12129 in letter No.B2/17961/2017, dated 07.06.2018.
 7. G.O.Ms.No.18, Municipal Administration and Water Supply (MA.I) Dept. dated 4.2.2019.
 8. CMDA office order No.7/2019 dated 12.3.2019.
 9. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
 10. This Office GLV letter even No. dated 10.05.2019 addressed to Sub Registrar, Velachery, Chennai-42.
 11. GLV letter No. 18/2019 dated 14.05.2019 received from the Sub Registrar, Velachery, Chennai-42.
 12. This office DC advice sent to the applicant in this office letter even No. dated 22.05.2019.
 13. The applicant's letter dated 22.7.2019.

The Planning Permission Application for the proposed construction of Stilt floor + 5 floors Residential building with 20 dwelling units with Premium FSI at Plot No.980 & 982, Ramalingam Street and Srinivasa Nagar Main Road, Ram Nagar North Extension, Madipakkam, Chennai 600 097 in Old S.No.72(part), New S.No.72/2 & 72/3 of Madipakkam-1 Village within 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 12th cited.

2. The applicant has remitted the following charges in the reference 13th cited.

SL No.	Description	Total Amount	Amount remitted in Receipt No. B0012343 dated 19.06.2019.
1	Development Charges	Rs. 9,000/-	
2	Balance Scrutiny Fee	Rs. 3,000/-	
3.	Security Deposit for Building	Rs. 1,30,000/-	
4.	Security Deposit for Septic Tank	Rs. 8,000/-	
5.	Infrastructure & Amenities Charges	Rs. 3,77,000/-	
6.	Premium FSI charges	Rs.43,45,000/-	

3. Two sets of approved Plans are Numbered as B/ NHRB/191A&B/2019 dated 09.08.2019 in Planning Permit 12674 are sent herewith. The Planning Permit is valid for the period from 09.08.2019 to 08.08.2024.

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 hermetically 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 Municipalities Act, 1928, Tamil Nadu Panchayat Act, 1964. 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/Project Engineer and the Structural Engineer / License Surveyor / Architect 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 submitted necessary undertaking for Structural Design/Influences as well as for agreement in the prescribed format.

7. Issuance of Planning Permission by CHD/CLD under the statutory provisions does not confer any responsibility on the Local Body for the property or interest of the applicant. Before issuing Planning Permission for any development, CHD/CLD in this regard checks only the aspect of applicant's right over the site under reference to make the development further based on the nature of the development (residential or non-residential), State Land Use, CHD/CLD and SRA, controlled by the applicant along with the site application to prove the same. Thus, CHD/CLD primarily considers only the aspect whether the applicant proves that he has a right to carry out development on the site under reference.

8. CHD/CLD does not acquire interest in the property and cannot take responsibility about the ownership and the applicant's right/interest regarding the same. Further, if any development is carried out on the site of the property in this regard, the applicant has to prove to CHD/CLD the applicant's responsibility and to ensure that the ownership is not lost.

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matter settled in the Court of Law and CMDA is not the competent authority to decide on this matter.

K. As approved by Tamil Nadu Government in G.O.M.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.

"தமிழ்நாடு அரசு, அரசாங்கம் சார் G.O.M.No.112, H&UD Dept. நாள் 22.6.2017-ல் சட்டம், மனை விற்பனை (முறைப்படுத்தல் மற்றும் மேம்படுத்தல்) விதிகள் 2017-க்கு ஒப்பந்தம் அளித்துள்ளதே தவிர, மனை/சட்டம் விற்பனை உத்தேசிக்கும்படி விடுக்கும் மனை, சட்டம் (ஸ்) அளர்ச்சி/மேம்பாட்டு விவகாரம் செய்யவேண்டும் என்று விற்பனை செய்யவேண்டும் என்று முன்புள்ள செய்யவேண்டும் (ஸ்) விவகாரத்தில் செய்யவேண்டும் மனை, சட்டம் (ஸ்) அளர்ச்சி/மேம்பாட்டு மனை விற்பனை வாய்ப்புள்ளதற்கு அனுமதி விடுக்கவேண்டாமா தவிர்த்தல், அச்சட்டம், மனை விற்பனை திட்டத்தை தமிழ்நாடு சட்டம் மனை விற்பனை ஒழுங்குமுறை குழுமத்தில் பதிவு செய்து, செயல்படுத்த வேண்டும் என்ற நிபந்தனைக்கு உட்பட்ட இந்த நிலம் அனுமதி ஒப்புளிக்கும்படி."

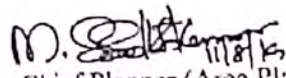
9. This Planning Permission is not final. The applicant has to approach the Principal Chief Engineer, Greater Chennai Corporation, for issue of Building Permit under the Local Body Act.

10. Applicant shall not commence construction without building approval from the Local Body concerned.

11. Earlier planning permission was issued by CMDA in the reference 6th cited had been charges adjusted in this planning permission and earlier planning permission had been cancelled.

12. The Planning Permission issued under New Rule TNCD&BR, 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 Chief Planner (Area Plans Unit)

- Encl: 1. Two sets of approved Plans
2. Two copies of Planning Permit

Copy to:

1. Applicant
M/s.Jain Housing & Construction Ltd.,
Rep. by its Senior Executive Liaison
Thiru.Chenaram Seni,
Door No.98/99, Habibulla Road,
T.Nagar, Chennai -600 017.
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 Senior Planner
Enforcement Cell, CMDA, Chennai – 600 008.



பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

REVISED
PLAN

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவில் 119)

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN14/00302/2019		PP/SB/S(B1)/0077/2019 - 09/08/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெற்று நாள் / Application Date
N14	N188	24/10/2019	24/10/2019
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS. JAIN HOUSING AND CONSTRUCTIONS LTD-REP BY ITS SENIOR EXECUTIVE LIAISON, THIRU CHENARAM SENI, DOOR NO:98/99, HABIBULLA ROAD, T.NAGAR, CHENNAI- 600017.	
சேவையின் தன்மை / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Block No:-,Plot No:980, 982, Survey No:72/2,72/3SRINIVASA NAGAR MAIN RD, RAM NAGAR,RAM NAGAR,MADIPAKKAM, Madipakkam, CHENNAI, 600097	
Building License Fees		93000	
Road cut charges - CMWSSB SEWERAGE		1000	
Road cut charges - CMWSSB, WATER		1000	
Road cut charges - TNEB		1000	
Scrutiny Fees		600	
Tentative improvement charges		103000	
மொத்தக் கட்டணம்/ Total (In Rs.)		199600	

Amount (in words): Rupees One Lakh Ninety Nine Thousands Six Hundred Only

M.W.G.W.F. DD Details : DD Number: 519214 Amount: 112000 Rs. Date:19/10/2019 Bank:ICICI BANK

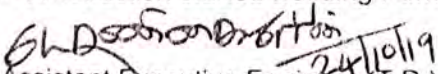
பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்மீது அனுமதி

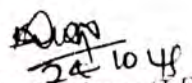
Sanctioned for CMDA Proposal- only for Building Permit Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

இந்த அனுமதி 23/04/2020 ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடுமாறு தொடங்கப்பட்டிருந்தால் கூடுதல் அனுமதி முடிவு நாள் 23/10/2024

This Sanction will expire if the construction is not started with in 23/04/2020

If Construction started Building Permit is valid up to 23/10/2024


Assistant Executive Engineer (T.P.)


Executive Engineer (T.P.)