

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. **9005**

C/PP/MSB/17 A to S /2015

Date of Permit.....**24/03/2015**

File No. **C3(N)/15051/2012**

**M/s. Kava Property Ventures
LLP**

Name of Applicant with Address. **No. 1, Krishnamma Road,
Nungambakkam, Chennai - 34.**

Date of Application. **20/09/2012**

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

PP - For the proposed construction of 4 Biscuit - floor +

Site Address. **GF (Pb) com SHH (Pb) + 1st Floor to 16th Floor**

**Residential building with 47 d. units including
Entertainment area in GF, Gym in 16th Floor & 2 nos.
~~Division No.~~**

Swimming Pool in terrace floor in R.S. NO. 58/4 &

58/78 (Old R.S. NO. 58), Block No. 12, Nungambakkam village

Old D. No. 19-A, New No. 113, Nungambakkam High Road,

Chennai - 34.

Development Charge paid Rs. **5,00,000/-** Challan No. **03/29** Date **11/12/2014**

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.

23/03/2018

3. The permit expires on _____
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. letter (MS) No. 216
H & UD (UD I) Dept. 22/8/13
22/3/15**


For MEMBER SECRETARY

BY REGISTERED POST WITH ACK.DUE



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

Phone : 28414855 Fax: 91-044-28548416

E-mail: mscmda@cm.chennai.gov.in

Web site: www.ccmdachennai.gov.in

Letter No.C3 (N)/15051/2012 Dated: 24.03.2015

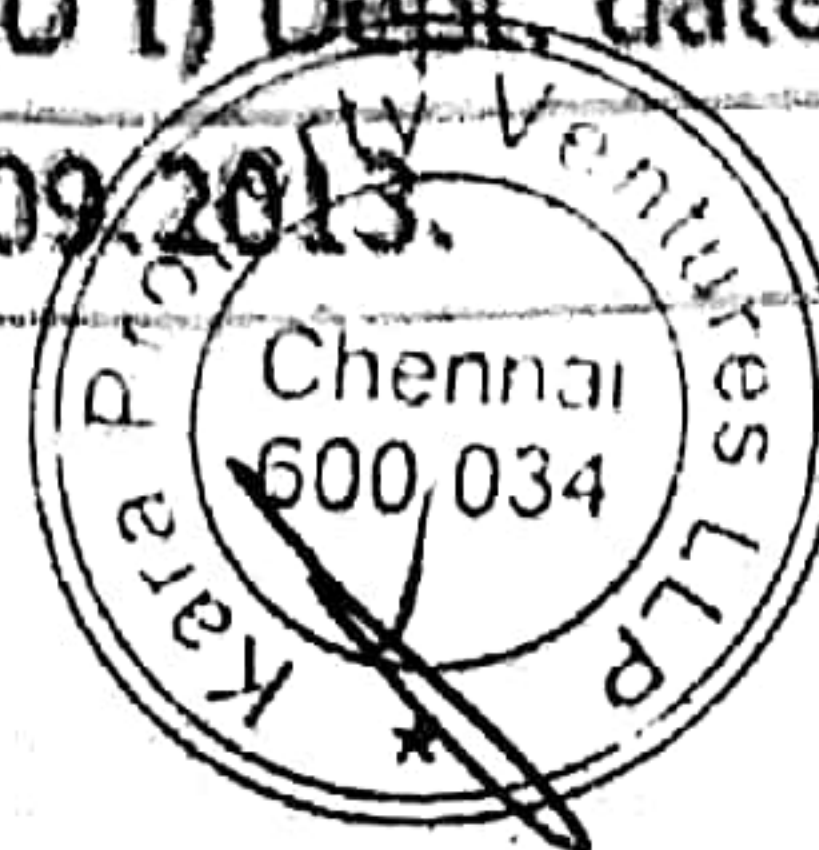
To

The Commissioner,
Corporation of Chennai,
"Ripon Buildings",
Chennai - 600 003.

Sir,

Sub: CMDA - Area Plans Unit - MSB (North) Division - Planning Permission for the proposed construction of 4 Basement floors + Ground floor (Part) cum Still floor (Part) + 1st floor to 16th floor - Residential Building with 47 Dwelling Units including Entertainment area in Ground floor, Gym at 16th Floor & 2 Swimming pool in Terrace floor at R.S.No.58/4 and 58/78 (Old R.S.No.58), Block No.12 of Nungambakkam Village bearing Old Door No.19-A, New Door No.113, Nungambakkam High Road, Chennai-34 - Approved - Reg.

Ref:	1. Planning Permission Application received in MSB/2012/001076 dt.20.09.2012.
	2. Agenda and minutes of the 213 th MSB Panel meeting held on 01.02.2013.
	3. NOC from CMWSSB in letter no. CMWSSB/P & D/EE-III/STP/114 (2012-13)/CMDA/2013, dated 30.01.2013 for STP.
	4. NOC from CMWSSB in letter no. CMWSSB/P & D/EE-III/SP/45 (2012-13)/CMDA/2013, dated 08.02.2013 for Swimming Pool.
	5. NOC from DF & RS in letter no. 17579/C1/2012, PP NOC No. 178/2012 dated 04.10.2012.
	6. This office letter even no. dated 11.02.2013 addressed to the DF & RS Department.
	7. This office letter even no. dated 11.02.2013 addressed to the applicant.
	8. Letter No. D.Dis. No. 3090/C1/2013, PP NOC No. 42/2013 dated 26.03.2013 from DF & RS Department.
	9. Applicant letter dated 08.04.2013 and 02.05.2013 along with revised plan.
	10. Govt. letter (Ms) No. 216 H & UD (UD I) Dept. dated 22.08.2013
	11. This office letter even no. dated 10.09.2013.

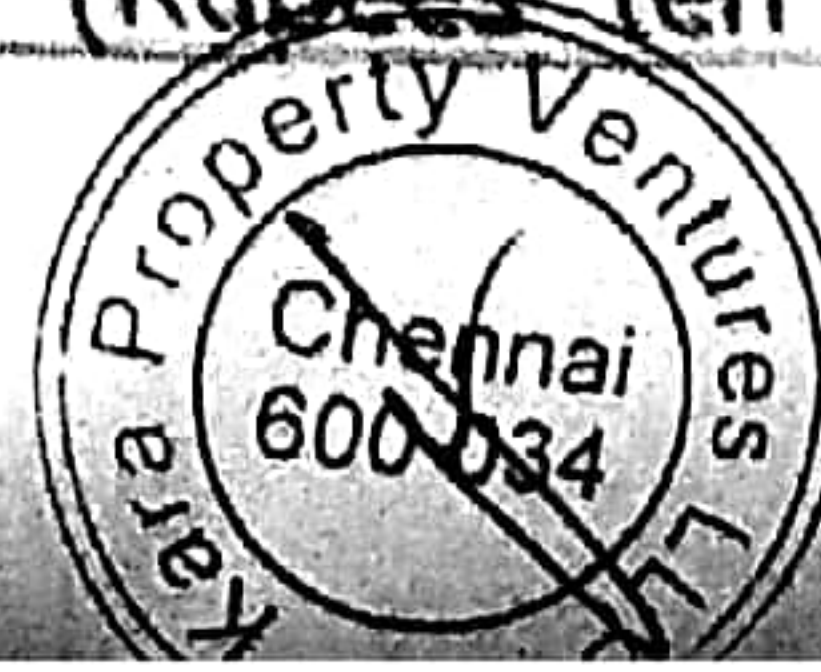


	12. Your letter dated 27.09.13, 05.11.13, 25.11.2013.
	13. NOC from AAI in letter no. AAI/SR/NOC/RHQ (Case No.: MM/182/2013) dt. 10.04.2013.
	14. Applicant letter dated 11.02.2014, 21.02.2014, 12.03.2014 and 25.7.2014
	15. NOC from Police (Traffic) in letter Rc.No. Tr./Licence/1287/31322/2013 dated 08.08.2014.
	16. Guide line value received from Joint II Sub Registrar, Thousand Light in letter no. 18/2014 dated 09.09.2014.
	17. Applicant letter dated 03.09.2014.
	18. This office DC advice even no. dated 12.09.2014.
	19. Applicant letter dated 15.12.2014.
	20. Street alignment portion to an extent of 46.12 sq.m. gifted vide doc. No. 136/2015 dt. 06.02.2015
	21. Applicant letter dt. 12.03.2015.

The Planning Permission Application received in the reference 1st cited for the proposed construction of 4 Basement floors + Ground floor (Part) cum Still floor (Part) + 1st floor to 16th floor - Residential Building with 47 Dwelling Units including Entertainment area in Ground floor, Gym at 16th Floor & 2 Swimming pool in Terrace floor at R.S.No.58/4 and 58/78 (Old R.S.No.58), Block No.12 of Nungambakkam Village bearing Old Door No.19-A, New Door No.113, Nungambakkam High Road, Chennai-34 has been examined and Planning Permission is issued based on the Govt. order issued in the reference 10th cited subject to the usual conditions put-forth by CMDA including compliance of conditions mentioned in NOCs issued by DF&RS, Traffic Police, AAI and CMWSSB in the reference 3rd, 4th, 5th, 8th, 13th & 15th cited.

2. The applicant has remitted the following charges:-

i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs. 5,00,000/- (Rupees five lakhs only) vide receipt no. 03129 dt. 11.12.2014.
ii)	Regularisation charge for land	Rs. 3,40,000/- (Rupees three lakhs and fourty thousand only) vide receipt no. 03129 dt. 11.12.2014.
iii)	OSR charges	Rs. 3,10,10,000/- (Rupees three crore ten lakhs and ten thousands only) vide receipt no. 03129 dt. 11.12.2014.
iv)	Security Deposit (For Building)	Rs. 1,13,70,000/- (Rupees one crore thirteen lakhs and seventy thousand only) vide receipt No. SD/261 dt. 11.12.2014
v)	Security Deposit for Display	Rs. 10,000/- (Rupees ten thousand only)



	Board	vide receipt no. SD/261 dt. 11.12.2014
vi)	Infrastructure & Amenities Charges	Rs. 58,20,000/- (Rupees fifty eight lakhs and twenty thousand only) vide receipt no. 03130 dt. 11.12.2014.
vii)	Premium FSI charges	Rs. 37,98,40,000/- (Rupees thirty seven crores ninety eight lakhs and forty thousands only) vide receipt no. 03131 dt. 11.12.2014.

3. The applicant also furnished DD for a sum of **Rs. 18,20,000/-** (Rupees eighteen lakhs and twenty thousand only) vide DD No. 257135 dt. 11.12.2014 drawn from Kotak Mahindra Bank, Chennai in favour of Managing Director, CMWSSB towards Infra Structure Development Charges.

4. The applicant has also furnished an undertaking to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS, Traffic Police, AAI and CMWSSB in the reference 19th cited.

6. The Promoter has to submit the necessary sanitary application directly to CMWSSB 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 DR and enforcement action will be taken against such development.

7. 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 // License Surveyor // 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.

8. 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.

9. Two sets of approved plans numbered as **C/PP/MSB/17 A to S /2015**, dated 24.03.2015 in **PP No. 9005** are sent herewith. The Planning Permission is valid for the period from **24.03.2015 to 23.03.2018**.

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

11. This approval is not final. The applicant has to commence the project only after obtaining necessary Building Permit under the Local Body Act and must provide temporary Lightning Arrestor during the construction period till the Completion of the construction.



Yours faithfully,

for MEMBER-SECRETARY.

Encl: 1) Two sets of approved plans
2) Two copies of Planning Permit

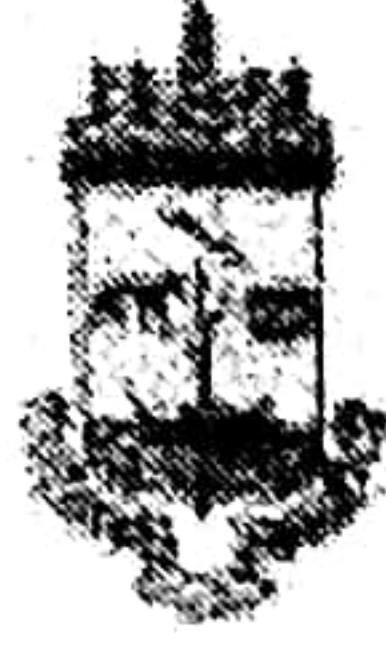
1. M/s. KARA PROPERTY VENTURES LLP,

#1, Krishnamma Road,
Nungambakkam, Chennai-600 034.

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

2. The Deputy Planner, Enforcement Cell (C), 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.
5. The Chief Engineer, CMVSSB, No.1 Pumping Station Road, Chintadripet, Chennai-2.
6. The Additional Deputy Commissioner of Police (Traffic), Kilpauk, Chennai-10.
7. The Chief Engineer, TNEB, Chennai-2.
8. Thiru Dinesh. T
Registered Architect
COA No. CA/2009/43967
10/1, 2nd Street, Kasturibai Nagar,
Avadi, Chennai - 600 084.
9. Thiru R.Chandrasekaran B.E.,(Civil)
Structural Engineer
Chennai Corporation License Surveyor Class I No. 1666
F1, Lotus Flats, 12, Kuppusamy Street,
Palavanthangal, Chennai - 600 114.
10. Thiru. J. Srikanthan
Site Engineer
Second floor, Muskur Building
No.1, Krishnamma Road,
Nungambakkam, Chennai-600 034.



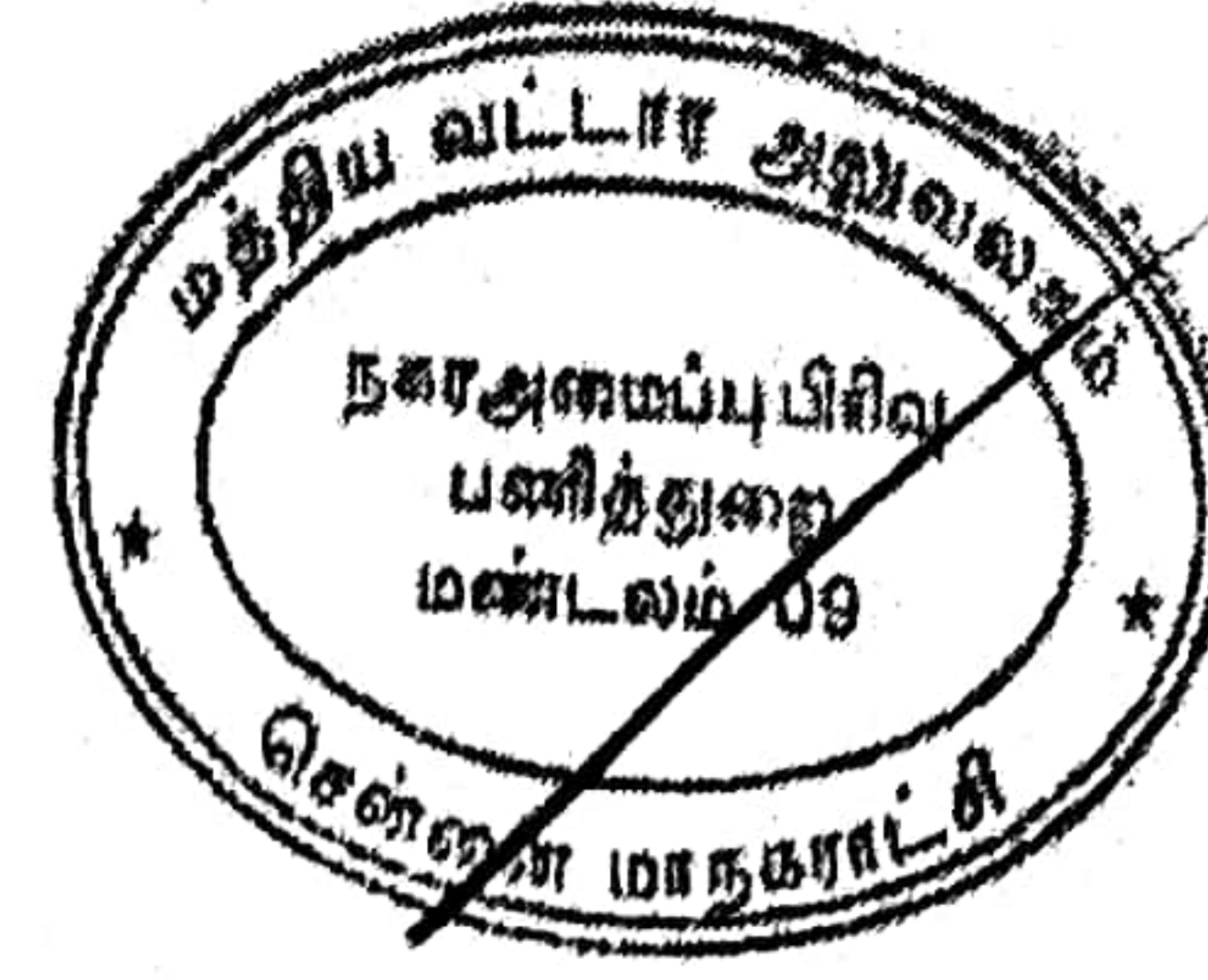


சென்னை மாநகராட்சி
CORPORATION OF CHENNAI

நகர அமைப்பு பிரிவு பணித்துறை
Town Planning Section-Works Department
கட்டிட அனுமதி

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 லுது பிரிவு படி)
(1919 MCMC Act Section 238)



கட்டிட அனுமதி எண்/ Building Plan No		கட்டிட அனுமதி எண்/Plan Submission No	
CEBA/WDCN09/00155/2015		C3(N)/15051/2012 - 24/03/2015	
மண்டலம் / Zone	வார்ட் / Ward	அனுமதி நாள் / Approval Date	அனுமதி நாள் / Application Date
N09	N113	02/07/2015	02/07/2015
மனுதாரரின் பெயர் மற்றும் முகவரி / Applicant name & address		MS KARA PROPERTIES-NO.1, KRISHNAMMA ROAD, NUNGAMBAKKAM, CHENNAI-600034.	
சேவையின் தன்மை / Service Type		CMDA Proposal- only for Building Permit	
புவி அமைவிடம் / Plot address		Door No:NEW NO.113, OLD NO.19(A),Block No:12,Plot No:-, NUNGAMBAKKAM HIGH ROAD, CHENNAI, 600034	
Building License Fees		3424000	
Road cut charges - CMWSSB SEWERAGE		51000	
Road cut charges - CMWSSB, WATER		51000	
Road cut charges - TNEB		51000	
Scrutiny Fees		600	
மொத்தக் கட்டணம்/ Total (In Rs.)		3577600	

Amount (in words): Rupees Thirty Five Lakhs Seventy Seven Thousands Six Hundred Only

M.W.G.W.F. DD Details : DD Number: 554453 Amount: 4091000 Rs. Date:22/06/2015 Bank:KOTAK MAHINDRA 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 01/01/2016 ஆம் தேதிக்குள் வேலை தொடங்கப்பட்டால் காலாவதியாகிவிடும் தொடங்கப்படாமலிருந்தால் கட்டிட அனுமதி முடிவு நாள் 01/07/2017

This Sanction will expire if the construction is not started with in 01/01/2016

If Construction started Building Permit is valid up to 01/07/2017

Assistant Executive Engineer (T.P.)

V. Shanmuga
2/7/15
Executive Engineer (T.P.)

247/15

