

**BY RPAD**

	<p align="center"><b>CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY</b> 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.</p>
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**Letter No.C3 (N)/10127/2017**

**Dated: 22/05.2018**

To  
**The Commissioner,**  
Greater Chennai Corporation,  
"Ripon Buildings",  
Chennai – 600 003.

Sir,

Sub: CMDA – Area Plans Unit – MSB (North) Division – Planning Permission Application for the construction of Multi-Storeyed Residential cum Commercial use (Club house) building with Tower 1 & 2 with combined Basement Floor + Combined Stilt Floor + Combined 1st floor & 2nd floor for upper floor Parking + Podium & Swimming Pool over & above the 2nd Floor level + 3rd Floor for Residential cum commercial (Club house) use + 4th Floor to 18th Floor residential use with 284 Dwelling units, at Old Door No 10, New No. 29, Arcot Road (NSK Salai), Saligramam, Chennai – 93, Old S.No. **192**, T. S. No. **32**, Block No.44 of **Saligramam Village**, Mambalam Taluk, Greater Chennai Corporation – Approved - Reg.

- Ref:
1. PPA received in MSB /2017/000467, dated 12.07.2017.
  2. NOC issued by the AAI in NOCID: CHEN/SOUTH/B/061917/226821 to 23 dt. 19.06.2017 for Tower – 1 & 2 and club house block.
  3. Agenda and Minutes of the 237<sup>th</sup> MSB Panel meeting held on 26.07.2017.
  4. This office letters even No dated 03.08.2017 addressed to the Government.
  5. Government Letter (Ms) No. 161, H&UD Department dt.29.08.2017
  6. Traffic Police NOC Letter No Tr./License/871/19483/2017 dt.25.09.2017.
  7. Environmental Clearance (EC) Letter No. SEIAA/TN/F.6432/EC/8(a)/533/2017 dt. 31.08.2017.
  8. IAF NOC letter No. TC/14758/2/ATC (PC-598) dt. 04.10.2017.
  9. DF&RS NOC Letter R.Dis.No.11467/C1/2017, PP.NOC. No. 84/2017 dt. 08.11.2017.
  10. This office letter even No. dt.09.02.2018 addressed to the Virugambakkam SRO.
  11. Virugambakkam SRO GLV letter No 43/SRO Virugai/2018 dt. 13.02.2018.
  12. This office DC advice letter even No. dt.27.02.2018.

DP. EC/c1  
BP 29/5/18





13. Memorandum of Undertaking Doc. No. 1433/2018 dt.07.03.2018 for Upper Floor Parking area.
14. Applicant Letter even No. 27.03.2018 (Remittance of DC & other Charges)
15. Bank Guarantee vide B.G. No. PBGI00911800064 dt.26.03.2018 for a Sum of Rs.2,15,20,000/- (Rupees Two crore fifteen lakh and twenty thousand only) in lieu of Security Deposit for Building.
16. Tamil Nadu Government Gazette Notification dt.07.02.2018 for the reclassification of land use from Institutional use zone to Commercial use zone.
17. OSR Gift Deed Doc. No. 321/2018 dt.18.01.2018 & Land Delivery Receipt dt.12.02.2018.
18. Street Alignment portion Gift Deed Doc. No. 322/2018 dt.18.01.2018 & Land Delivery Receipt dt.12.02.2018.
19. DF&RS NOC Letter R.Dis. No. 4282/C1/2018 dt.28.03.2018 for open connecting corridor at Terrace floor level between Tower – 1 & Tower – 2.
20. This office letter even No. dt.12.04.2018 addressed to the applicant.
21. Applicant letter dt.19.04.2018 enclosing revised plans.
22. Applicant letter dt.16.05.2018 (Remittance of Balance Premium FSI charge with interest along with undertaking)

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The Planning Permission Application for the construction of Multi - Storeyed Residential cum Commercial use (Club house) building with Tower 1 & 2 with combined Basement Floor + Combined Stilt Floor + Combined 1st floor & 2nd floor for upper floor Parking + Podium & Swimming Pool over & above the 2nd Floor level + 3rd Floor for Residential cum commercial (Club house) use + 4th Floor to 18th Floor residential use with 284 Dwelling units, at Old Door No 10, New No. 29, Arcot Road (NSK Salai), Saligramam, Chennai – 93, Old S.No. **192**, T. S. No. **32**, Block No.44 of **Saligramam Village**, Mambalam Taluk, Greater Chennai Corporation has been examined and Planning Permission is issued based on the Government order issued in the reference 5<sup>th</sup> cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by other Government Agencies in the references 2<sup>nd</sup>, 6<sup>th</sup>, 7<sup>th</sup>, 8<sup>th</sup>, 9<sup>th</sup> & 19<sup>th</sup> cited and also subject to the condition that the applicant has to obtain Clearance from competent Authority for the swimming pool proposed.

2. The applicant has remitted the following charges in the reference 16<sup>th</sup> and 18<sup>th</sup> cited :

Sl. No.	Charges	Receipt No. & Date	Amount
i)	Development charges for Land & Building.	B 006955 D007095 dt. 19.04.2018	<b>Rs.10,10,000/-</b> (Rupees Ten Lakhs and Ten Thousand only)
ii)	Balance Scrutiny Fee	dt. 27/03/18	<b>Rs.60,000/-</b> (Rupees Sixty Thousand only)
iii)	Regularisation Charge for land		<b>Rs. 7,90,000/-</b> (Rupees Seven Lakh and Ninety Thousand only)





v)	Security Deposit for Display Board	<del>D007095 dt. 19.04.2018</del>	<b>Rs.10,000/-</b> (Rupees Ten Thousand only)
vi)	Infrastructure Development Charge for CMWSSB **	B 00 6955 dt. 27/03/18	<b>Rs. 72,10,000/-</b> (Rupees Seventy Two Lakhs and Ten Thousand only)
vii)	I & A Charges		<b>Rs.1,37,72,000/-</b> (Rupees One Crore Thirty Seven Lakhs and Seventy Two Thousand only)
viii)	Shelter Fee		<b>Rs.1,03,29,000/-</b> (Rupees One Crore Three Lakhs and Twenty Nine Thousand only)
ix)	Premium FSI Charges (Part)		<b>Rs.23,82,15,000/-</b> (Rupees Twenty three crore eighty two lakh and fifteen thousand only)
x)	Flag day Contribution by Cash	634599 dt.27.03.2018	<b>Rs.500/-</b> (Rupees Five Hundred only)
xi)	Balance Premium FSI Charge	B007268 dt.16.05.2018	<b>Rs.12,17,000,00/-</b> (Rupees Twelve crore and seventeen lakh only)
xii)	<del>Interest on-Balance</del> Premium FSI Charge with Interest		<b>Rs.31,60,866/-</b> (Rupees Thirty one lakh, sixty thousand eight hundred & sixty six only)

\*\* Paid vide DD no. 00392 dt. 26/03/2018 of RBL Bank.

3. The applicant in the reference 14<sup>th</sup> cited has furnished Bank Guarantee vide **B.G. No.** PBG100911800064 dated 26.03.2018 RBL Bank, T. Nagar branch, Chennai for a sum **Rs.2,15,20,000/-** (Rupees Two Crore Fifteen Lakh and Twenty Thousand only) valid upto 25.03.2023 in lieu of Security Deposit for Building.

4. The applicant has Gifted OSR area admeasuring 1030.06 Sq.m in favour of CMDA through registered Gift Deed Doc.No.321 of 2018 dt. 18.01.2018 & Street Alignment portion admeasuring 164.93 Sq.m through registered Gift Deed Doc.No.322 of 2018 dt. 18.01.2018 in the reference 17<sup>th</sup> & 18<sup>th</sup> cited.

5. The applicant has executed Memorandum of Agreement for Upper Floor parking Area with CMDA in the reference 13<sup>th</sup> cited.

6. 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 AAI, Police (Traffic), IAF, DF&RS and SEIAA in the reference 22<sup>nd</sup> cited.

7. The Planning Permission holder shall be responsible to ensure that the Building/ Structure in the adjoining site are not weakened/ damaged during the construction of Basement floor and also to provide lighting & ventilation and protection from the fire to the satisfaction of Director of Fire





and Rescue Service. Applicant has to erect temporary lightning arrester during the entire construction phase of the project.

8. The Applicant 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.

9. 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.

10. 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.





11. The applicant shall provide temporary Lightning arrester during the Construction of the building.

12. The applicant must obtain all the mandatory NOC's/clearances from the appropriate authorities for the development, and also to comply with the conditions in the NOC'S/Clearances.

**13. 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.**

14. Two sets of plan for the proposal is approved and numbered as Planning Permission **No. C/PP/MSB/20 A to M/2018**, dated **22.05.2018** in **Permit No. 11908** are sent herewith. The Planning Permission is valid for the period from **22.05.2018** to **21.05.2023**.

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

16. 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 Arrester while commencing the construction.

Yours faithfully,

for **PRINCIPAL SECRETARY/  
MEMBER-SECRETARY**

**Encl :**

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





Copy To:

1. **M/s.Riverview Builders (LLP)** Represented by its authorized signatory Thiru.T.V.Sathia Narayana,  
No. 3, Mangesh Street, T.Nagar, Chennai – 600 017.
2. The Deputy Planner, Enforcement Cell (N), CMDA, Chennai-8  
(with one set of approved plans) (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.  
(with one set of approved plans) (With one set of approved plans)
5. The Chief Engineer, CMWSSB, No.1 Pumping Station Road, Chintadripet, Chennai-2.
6. The Additional Commissioner of Police (Traffic), Egmore, Chennai-8.
7. The Chief Engineer, TNEB, Chennai-2.
8. **Thiru.Pramod Balakrishnan**, CA/85/9299 (By speed post)  
No.5, 3<sup>rd</sup> floor, No.13, 2<sup>nd</sup> Main Road,  
Nehru Nagar, Adyar, Chennai – 600 020.
9. **Thiru.Pelluru Sreenivasulu Reddy, M.E.,** (By speed post)  
Structural Engineer, Licensed Surveyor Class – I,  
No.148 of 2016 – 2017 dt.13.01.20107,  
G2, Seshadri Nagar, No.1, Seshadri Road,  
Alwarpet, Chennai – 600 018.  
Phone No. 2499 0477 / 2499 5657
10. **Thiru.S.Rajasekar** (Site Engineer), (By speed post)  
No.3, Mangesh Street,  
T.Nagar, Chennai – 600 017.  
Email ID : [rajasekar@appaswamy.com](mailto:rajasekar@appaswamy.com)  
Mobile No. 78248 00160

