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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Chennai - 600 008
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Letter No.C3 (N)/11157/2017, Dated: .10.2018

To

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

Sir,

Sub: CMDA – Area Plans Unit – MSB (North) Division – Planning Permission for revision to the earlier approval for the construction of MSB Building with 4 Basement floor + Ground floor (Part) / Stilt floor (Part) + 1st floor to 16th floor residential Building with 43 Dwelling Units and 2 Swimming Pool in terrace with **PREMIUM FSI** at Old Door No.19A, New Door No.113, Nungambakkam High Road, Nungambakkam, Chennai - 34, comprised in R.S.No.58/4, 58/78, (Old R.S.No.58) Block No.12 of Nungambakkam Village, within the limits of Greater Chennai Corporation applied by **M/s. Kara Properties Ventures L.L.P** – Approved - Reg.

- Ref: 1. Planning Permission Application received on 01.08.2017 in MSB/2017/000529.
2. Previous Planning Permission issued in PP No: C/PP/MSB/17A to S/2015 (Planning Permit No. 9005) in letter No. C3/15051/2012 dt.24.03.2015.
3. Earlier DF&RS NOC issued in Letter No. 17579/C1/2012, PP NOC No. 178/2012 dated 04.10.2012.
4. Earlier Traffic Police NOC issued in letter Rc. No. Tr./Licence/1287/31322/2013 dt. 08.08.2014.
5. Earlier NOC from CMWSSB issued in letter no. CMWSSB/P & D/EE-III/SP/45 (2012-13)/CMDA/2013, dated 08.02.2013 for Swimming Pool.
6. Agenda and minutes of the 238th MSB Panel meeting held on 27.10.2017.
7. This office letter even no dt. 12.11.2017 addressed to the applicant.
8. The applicant letter dt.05.12.2017.

12/10/18

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o/c



9. This office letter even no. dated 22.12.2017 addressed to the Govt.
10. Govt., letter (Ms) No.30 H&UD (UD I) Dept.,dated:08.03.2018
11. NOC issued by IAF in letter No. TAM/5218/1/ATC, dt. 13.12.2017.
12. NOC issued by AAI in letter NOC ID: CHEN/SOUTH/B/121517/268171, dated 18.12.2017.
13. Applicant letter dated 06.07.2018 & 19.07.2018.
14. This office DC advice letter even no dt. 08.06.2018 addressed to the applicant.
15. This office revised DC advice letter even no dt. 04.08.2016 addressed to the applicant.
16. The applicant letter received dt. 25.09.2018 along with receipt for remittance of charges along with undertakings.

The Planning permission for the for revision to the earlier approval for the construction of MSB Building with 4 Basement floor + Ground floor (Part) / Stilt floor (Part) + 1st floor to 16th floor residential Building with 43 Dwelling Units and 2 Swimming Pool in terrace with **PREMIUM FSI** at Old Door No.19A, New Door No.113, Nungambakkam High Road, Nungambakkam, Chennai - 34, comprised in R.S.No.58/4, 58/78, (Old R.S.No.58) Block No.12 of Nungambakkam Village, within the limits of Greater Chennai Corporation applied by **M/s.Kara Properties Ventures L.L.P** issued based on the Govt. order in the reference 10th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed in the NOCs issued by DF & RS, Police(Traffic), CMWSSB, IAF and AAI in the references 3rd to 5th, 11th, 12th and 15th cited.

2. The applicant has remitted the Scrutiny fee & SD for Display Board vide receipt no. B 008031 dated 31.08.2018 and Flag Day contribution vide receipt No. 2567494 to 2567498, dated 31.08.2018.

Sl. No.	Description of charges	Total Amount for this revised proposal	Remitted already in earlier approved file C3/15051/2012	Balance Amount to be paid now
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.4,33,468/- (Rupees Four Lakhs and Thirty Three Thousand and Four Hundred and Sixty Eight only)	Rs.5,00,000/- (Rupees Five lakhs only) vide Receipt No.03129 dt.11.12.2014	Nil
ii)	Balance Scrutiny Fee	Rs.10,000/- (Rupees Ten Thousand only)	-	Rs.10,000/- (Rupees Ten Thousand only) (after adjusting the fees paid for the purpose)

Sl. No.	Description of charges	Total Amount for this revised proposal	Remitted already in earlier approved file C3/15051/2012	Balance Amount to be paid now
iii)	Regularisation charge for land	(Already approved site)	Rs.3,40,000/- (Rupees three lakhs and forty thousand only) vide receipt No.03129 dt.11.12.2014	Nil
iv)	OSR charges	Not Applicable. (OSR charges has already remitted)	Rs.3,10,10,000/- (Rupees three crore ten lakhs and ten thousands only) vide receipt No.03129 dt.11.12.2014	Nil
v)	Security Deposit (For Building)	Rs.1,06,30,006/- (Rupees Four Lakhs and Thirty Three Thousand and Four Hundred and Sixty Eight only)	Rs.1,13,70,000/- (Rupees one crore thirteen lakhs and seventy thousand only) vide receipt No.SD/261 dt.11.12.2014	Nil
vi)	Security Deposit for Display Board	Rs. 10,000/- (Rupees Ten thousand only)	-	Rs. 10,000/- (Rupees Ten thousand only)
vii)	IDC for CMWSSB	NIL	Rs.18,20,000/- (Rupees eighteen lakhs and twenty thousand only) vide DD No.257133 dt.11.12.2014 drawn on Kotak Mahindra Bank, Chennai	NIL
viii)	Infrastructure & Amenities Charges	Rs. 57,90,563/- (Rupees Fifty Seven Lakhs and Ninty Thousand and Five Hundred and Sixty Three only)	Rs.58,20,000/- (Rupees fifty eight lakhs and twenty thousand only) vide Receipt No.03130 dt.11.12.2014	Nil
ix)	Shelter Fee	Not applicable	NIL	Nil
x)	Premium FSI charges	Rs. 25,10,76,529/- (Rupees Twenty Five Crores and Ten Lakhs and Seventy Six Thousand and Five Hundred and Twenty Nine only)	Rs.37,98,40,000/- (Rupees thirty seven crores ninety eight lakhs and forty thousands only) vide receipt No.03131 dt.11.12.2014	Nil



Sl. No.	Description of charges	Total Amount for this revised proposal	Remitted already in earlier approved file C3/15051/2012	Balance Amount to be paid now
xi)	Flag day Contribution by Cash	-	-	Rs.500/- (Rupees Five Hundred only)

3. The applicant has also furnished an undertaking in the reference 16th cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth AAI, IAF, DF & RS and Police (Traffic).

4. 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.

5. 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.

6. 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.

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 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.

8. As per G.O.Ms.No.152, H&UD (UDI) Department dated 23.08.2017, installation of the Solar Photo Voltaic Panel system shall be mandatory and the same shall be provided with minimum 1/3rd of the total terrace area by the applicant.

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

10. 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.

11. The applicant has to comply with all the conditions stipulated in the NOC issued by the AAI, IAF, DF&RS and Police (Traffic).

12. Compliance of the conditions laid down by the MAWS department in G.O. (MS) No. 97. DT: 07.07.2015 for the proposed swimming pool. NOC from Executive authority to be obtained before issue of completion certificate.

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. The earlier Planning Permission issued in the reference 2nd cited is hereby stands cancelled since revised proposal is hereby approved.

15. Two sets of plan for the proposal is approved and numbered as Planning Permission No. C/PP/MSB/ 40 A to O/2018, dated 10.10.2018 in Permit No. 11929 are sent herewith. The Planning Permission is valid for the period from 10.10.2018 to 09.10.2023.

16. This approval is not final. The applicant has to commence the project only after obtaining necessary Building Permit.

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

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. KARA PROPERTY VENTURES LLP,**
#1, Krishnamma Road,
Nungambakkam ,
Chennai-600 034.

(This approval is not final; you have to approach The Commissioner, Greater Chennai Corporation 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. *(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. DHINESH.T** (By speed post)
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No.10/1, 2nd Street,
Kasthuribai Nagar, Avadi,
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9. **Thiru. S.Soundara Pandian., M.E.(Structures),** (By speed post)
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10. **Thiru.B.Ram Prasad,ME,Phd .(Texas A&M),**
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