

BY RPAD



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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Letter No. C3(N)/15600/2018, Dated: 05.2019

22

To

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

Sir,

Sub: CMDA – Area Plans Unit - MSB (N) Division – Planning Permission for the proposed construction of Combined Basement floor + Combined Stilt cum Ground floor with Parking cum Shop area + Combined 1st floor with Parking cum Shop area; **Tower – 1** : 2nd floor to 24th floor – Residential Tower with 66 Dwelling & Office, Library Ladies Gym & Indoor Games at 2nd floor; **Tower – 2** : 2nd floor to 24th floor – Residential Tower with 66 Dwelling units & Gents Gym, Spa at 2nd floor (**Totally 132 Dwelling units**) at Old Survey No. 4061 part(as per Doc.), **R.S. No. 4061/4**(as per PLR), Block No. 78 of **Tondiarpet** Division, Chennai District, Tondiarpet Taluk, Door No. 6, Suryanarayana Street (Ennore Express Way), Cherian Nagar, Toligate, Chennai – 600 081, Greater Chennai Corporation limit, submitted by Thiru. **Pavan Voora, M/s. Voora Property Developers Private Ltd.** (GPA for M/s.Nahar Capital & Financial Services Ltd) – Approved – Reg.

- Ref:
1. PPA received in MSBN/2018/000450 dated 31.08.2018.
 2. This office letter even No. dated 23.10.2018 addressed to the applicant.
 3. Applicant letter dated 25.10.2018.
 4. Letter received from the Deputy Commissioner of Police (Traffic North District), Greater Chennai Police, dated 16.11.2018.
 5. Agenda and minutes of the 245th MSB Panel meeting held on 20.11.2018.
 6. NOC issued by DF & RS in letter Rc. Dis. No. 17624/C1/2018 – PP.NOC. No. 151/2018, dated 23.11.2018.
 7. This office letter even No. dated 05.12.2018 addressed to the Government.
 8. This office letter even No. dated 05.12.2018 addressed to the Deputy Commissioner of Police(Traffic North District), Greater Chennai Police.

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9. This office letter even No. dated 05.12.2018 addressed to the applicant.
10. AAI NOC ID: CHEN/SOUTH/B/120618/353514,dt:07.12.2018
11. Govt., letter No. 13, H&UD (UD1) Department dt.22.01.2019.
12. The applicant letter dated 22.01.2019 furnishing AAI NOC.
13. Letter from Police (Traffic) received in Letter Rc. No. Tr./License/1310/28303/2018 dt. 03.01.2019.
14. This office letter even No. dated 22.01.2019 addressed to the Additional Commissioner of Police(Traffic)
15. Applicant letter dated 25.01.2019.
16. Letter No. 15/2019, dated 04.02.2019 from the SRO, Royapuram.
17. NOC from Police (Traffic) in letter Rc. No.Tr./License/72/1479/2019, dated 08.02.2019.
18. This office DC advice letter even No. dated 08.02.2019
19. Applicant letter dated 14.02.2019.
20. Applicantsletter dated 12.03.2019 enclosing copy of CRZ Clearance.
21. CRZ Clearance issued in Proc.No.P1/211/2019, dated 08.03.2019.
22. Applicant letter dated 15.03.2019 enclosing receipt for remittance of DC & Other applicable charges, Undertaking & copies of NOCs obtained for this proposal along with revised plan.
23. Applicant letter dated 20.03.2019 enclosing structural stability vetted by PWD.
24. Letter No. EE- BCC Divn. / Structural / 2019 / 1A / dt. 19.03.2019 received from EE, PWD, Building Centre & Conservation Division, (Representing), C & M Circle (Buildings), Chepauk, Chennai.
25. Amendment NOC issued by DF & PS in letter Rc. Dis. No. 3164/C1/2019, dated 28.03.2019 (Amendment to PP.NOC. No. 151/2018, dated 23.11.2018.)
26. This office letter even No. dated 10.04.2019 addressed to the applicant
27. Applicant letter dated 22.04.2019.
28. Memorandum of Agreement for Upper Floor Parking executed in Registered Doc.No.84/2019, dated 12.04.2019.
29. Minutes of the CSO meeting held on 13.05.2019.
30. Applicant letter dated 05.04.2019.

The Planning Permission Application received in the reference 1st cited for the Proposed construction of Combined Basement floor + Combined Stilt cum Ground floor with Parking cum Shop area + Combined 1st floor with Parking cum Shop area; **Tower – 1** : 2nd floor to 24th floor – Residential Tower with 66 Dwelling & Office, Library Ladies Gym & Indoor Games at 2nd floor; **Tower – 2** : 2nd floor to 24th floor – Residential Tower with 66 Dwelling units & Gents Gym, Spa at 2nd floor (**Totally 132 Dwelling units**) at Old Survey No. 4061 part(as per Doc.), **R.S. No. 4061/4**(as per PLR), Block No. 78 of **Tondiarpet** Division, Chennai District, Tondiarpet Taluk, Door No.6, Suryanarayana Street (Ennore Express Way), Cherian Nagar, Tollgate, Chennai – 600 081,

Greater Chennai Corporation limithas been examined and Planning Permission is issued based on the Government approval letter issued in the reference 11th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed in the NOC issued by the DF & RS, Police(Traffic), AAI, CRZ Clearance in the references 6th, 10th, 17th, 18th, 21st & 25th cited and subject to submission of EIA Clearance for the proposed development before issue of Building Permit by Greater Chennai Corporation as per the decision taken in the reference 29th cited, which is enclosed herewith for your ready reference.

2. The applicant has remitted the DC & Other charges in receipt No. **B009510**, dt. **07.03.2019** and Flag Day contribution vide receipt No. 649449, dt. 07.03.2019:

i)	Development charges	Rs.5,10,000/- (Rupees Five Lakh and Ten Thousand only)
ii)	Balance Scrutiny Fee	Rs.25,000/- (Rupees Twenty Five thousand only)
iii)	Regularisation Charges	Rs.5,40,000/- (Rupees Five Lakhs and Forty thousand only)
iv)	OSR Charges	Rs.1,49,00,000/- (Rupees One Crore and Forty nine Lakhs only)
v)	Security Deposit for Building	Rs.1,04,25,000/- (Rupees One Crore and Four Lakh and Twenty Five Thousand only)
vi)	Security Deposit for Display board	Rs.10,000/- (Rupees Ten Thousand only)
vii)	MIDC Charges	Rs.38,50,000/- (Rupees Thirty Eight Lakh and Fifty Thousand only)
viii)	I & A Charges	Rs.76,00,000/- (Rupees Seventy Six Lakhs only)
ix)	Shelter Fee	Rs.57,00,000/- (Rupees Fifty Seven Lakhs only)
x)	Flag day Contribution (by Cash)	Rs.500/- (Rupees Five Hundred only)

3. Applicant has executed Memorandum of Agreement for Upper Floor Parking executed in Registered Doc.No.84/2019, dated 12.04.2019.

4. The applicant has also furnished an undertaking in the reference 22nd cited to abide by the terms and conditions put forth by CMDA and DF&RS, Police(Traffic), AAI and CRZ in the reference 6th, 10th, 17th, 21st & 25th cited.

5. 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.

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

10. 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.



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 applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS, Police(Traffic), AAI and CRZ in the references 6th, 10th, 17th, 21st & 25th cited.

14. 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.

15. This Planning Permission is issued based on the decision taken in the CSO in the reference 29th cited. The Commissioner, Greater Chennai Corporation is requested to issue Building Permit after obtaining the EIA Clearance for the proposed development. Two sets of plan for the proposal is approved and numbered as Planning Permission **No.C/PP/MSB/22 (A to H)/2019**, dated ^{22.}**05.2019** in **Permit No.11963** are sent herewith. The Planning Permission is valid for the period from ^{22.}**05.2019** to ^{21.}**05.2024**.

16. The Commissioner, Greater Chennai Corporation is requested to take necessary further action for issue of Building Permit under the Local Body Act after obtaining the EIA Clearance for the proposed development as has been decided in the CSO meeting held on 13.05.2019.

17. 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 approved plan
2. Two copies of Planning Permission
3. One copy of CSO meeting minutes

Copy To:

1. Thiru. **PavanVoora**,
M/s.Voora Property Developers Private Ltd.
(GPA for M/s.Nahar Capital & Financial Services Ltd).
No.28, Bazullah Road, T.Nagar, Chennai – 600 017.



- 14/6/19
2. The Deputy Planner, Enforcement Cell (N), 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. **JAMUNA CHALAM**
M/s.VERNEKARASSOCIATES PVT.LTD.,
Architect, R.A. No.CA/92/15143,
No.8,1st 'A' Main,Stag Extension,
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Mobile No. +91-08040609800, e-mail ID : info@vernekar.in
 9. **Dr.SHANTHARAJU.K**
Structural Engineer,
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