



**BY REGISTERED POST WITH ACK.DUE**



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY  
Thalamuthu-Natarajan Building, No.1, Gandhi Irwin Road, Egmore,  
Chennai - 600 008  
Phone : 28414855 Fax: 91-044-28548416  
E-mail: [mscmda@tn.gov.in](mailto:mscmda@tn.gov.in), Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

**Letter No.C3 (N)/18923/2018, Dated: 03.07 .2021**

To

**The Commissioner,**  
Villivakkam Panchayat Union,  
Kamarajapuram, Ambattur,  
Chennai - 600053.

Sir,

Sub: CMDA – Area Plans Unit - MSB (N) Division – Planning Permission Application for the proposed construction of Block E1 & E2 consisting **Combined Basement Floor for Block E1 & E2 with Block-E1:** Stilt Floor + 14 Floor + 15<sup>th</sup> Floor(part) with 225 dwelling units and **Block-E2:** Stilt Floor + 15 Floor with 165 dwelling units (totally 390 dwelling units) is the revision to the earlier approved **Block E:** Basement Floor + Stilt + 15 Floors with 390 DUS along with other blocks **viz., Block A & B:** Stilt + 13 Floors with 104 DUS in each Block; **Block C & D:** Stilt + 16 Floors with 256 DUS in each Block; **Combined Basement for Block F & G with Block-F:** Stilt + 14 Floors with 98 DUS & **Block-G:** Stilt + 14 Floors (**LIG Housing**) with 252 DUS Residential buildings with totally **1460 Dwelling Units** and a **Club House:** Ground Floor+ First Floor + Second Floor (part) with **PREMIUM FSI** abutting 200 Feet Maduravoyal Bye-Pass Road, comprising S.No.4/1A1, 1A2, 2A, 5/1A, 1B, 1C, 2A, 2B, 2C, 6/1A, 1B, 1C, 1D, 1E1, 1E2, 1E3, 1E4, 1E5, 2, 7/1A2A, 1A2B, 1A2C1, 1A2C2, 2A2, 13/1A, 1B, 1C, 1D, 1E, 2A1, 2A2, 2A3, 2A4, 2A5, 2A6, 14/1A, 1B, 1C, 1D, 15/1A, 1B, 1C, 1D, 1E, 73/1B and 1C of Adayalampattu Village, Villivakkam Panchayat Union Chennai applied by **KG Foundations (P) Ltd.** – Approved – Reg.

- Ref: 1 Planning permission Application received in MSBN/2018/000517 dated 23.10.2018.
- 2 Earlier Approval issued in PP. No. C/PP/MSB-IT/29 (A to AC)/2013 vide Letter No.C3/3039/2011 dated 10.05.2013.
- 3 1<sup>st</sup> Partial Completion Certificate issued for Block No. B, C & D in Lr.No.EC/CCW/N&C/22052/2013 dated 28.11.2014
- 4 2<sup>nd</sup> Partial Completion Certificate issued for Block No. A in Lr.No.EC/CCW/N&C/22052/2013 dated 27.01.2015.
- 5 3<sup>rd</sup> Partial Completion Certificate issued for Block Nos. F, G & club House in Lr.No.EC/N-1/7552/2017 dated 25.04.2018



- 6 Government Letter No.101, H&UD (UD-1) Department dated 19.07.2018.
- 7 Applicant letter dated 23.10.2018 & 30.10.2018.
- 8 This Office Letter even No. dated 23.11.2018 to the applicant.
- 9 Applicant Letter dated 04.12.2018 & 19.12.2018
- 10 This Office Letter dated 18.01.2019 to the applicant.
- 11 Applicant Letter dated 28.01.2019.
- 12 This Office DC Advice Letter dated 26.02.2019 to the applicant.
- 13 NOC from Traffic Police in Letter Rc. No. Tr./ License/1496/32905 /2018, dated 18.02.2019.
- 14 NOC from AAI issued in letter NOC ID: CHEN/SOUTH/B/030319/376839, dated 05.03.2019.
- 15 Applicant Letter dated 07.03.2019 along with Cash receipt and 2<sup>nd</sup> Revised Plan.
- 16 This Office Letter even No. dated 22.03.2019 to the applicant.
- 17 NOC from DF&RS Department in letter R. Dis. No.5245/C1/2019, PP.NOC.No.47/2019, dated: 12.04.2019.
- 18 This Office Letter even No. dated 16.04.2019 to the applicant.
- 19 Applicant Letter dated 03.05.2019, 21.05.2019 & 25.06.2019 along with Structural Design drawing vetted by PWD.
- 20 This office letter even no. dated 11.11.2019 to the applicant.
- 21 Applicant letter dated 10.03.2020 & 11.01.2021 along with revised plan and letters dated 07.04.2021, 15.06.2021 and 24.06.2021.
- 22 EIA Clearance issued in Letter No. SEIAA-TN/F-3173/2014/A/EC-Ext/AE-IV/2015, dated 13.03.2015; and Office Memorandum F. No. 22-27/2015-1A-III, issued by Ministry of Environment, forest and climate change, Government of India, dated 12<sup>th</sup> April 2016, the validity of all Environment Clearances are automatically extended to 7 years.

\*\*\*\*\*

The Planning Permission Application for the proposed construction of Block E1 & E2 consisting **Combined Basement Floor for Block E1 & E2 with Block-E1:** Stilt Floor + 14 Floor + 15<sup>th</sup> Floor(part) with 225 dwelling units and **Block-E2:** Stilt Floor + 15 Floor with 165 dwelling units (totally 390 dwelling units) is the revision to the earlier approved **Block E:** Basement Floor + Stilt + 15 Floors with 390 DUS along with other blocks **viz., Block A & B:** Stilt + 13 Floors with 104 DUS in each Block; **Block C & D:** Stilt + 16 Floors with 256 DUS in each Block; **Combined Basement for Block F & G with Block-F:** Stilt + 14 Floors with 98 DUS & **Block-G:** Stilt + 14 Floors (**LIG Housing**) with 252 DUS Residential buildings with totally **1460 Dwelling Units** and a **Club House:** Ground Floor+ First Floor + Second Floor (part) with **PREMIUM FSI** abutting 200 Feet Maduravoyal Bye-



Pass Road, comprising S.No.4/1A1, 1A2, 2A, 5/1A, 1B, 1C, 2A, 2B, 2C, 6/1A, 1B, 1C, 1D, 1E1, 1E2, 1E3, 1E4, 1E5, 2, 7/1A2A, 1A2B, 1A2C1, 1A2C2, 2A2, 13/1A, 1B, 1C, 1D, 1E, 2A1, 2A2, 2A3, 2A4, 2A5, 2A6, 14/1A, 1B, 1C, 1D, 15/1A, 1B, 1C, 1D, 1E, 73/1B and 1C of Adayalampattu Village, Villivakkam Panchayat Union Chennai received in the reference 1<sup>st</sup> cited has been examined and Planning Permission is issued based on the G.O in the reference 6<sup>th</sup> cited and the usual conditions put-forth by CMDA including compliance of conditions put forth in the NOCs issued by DF & RS, Police(Traffic), AAI, IAF Environmental Clearance in the references 12<sup>th</sup> to 14<sup>th</sup>, 17<sup>th</sup> & 22<sup>nd</sup> cited.

2. The Govt. in the reference 6<sup>th</sup> cited have permitted CMDA to approve the revised plans at their level itself as long as the floor space indeed is within the FSI already approved by the Government and the revisions are in compliance with the Development Regulations and Completion Certificate norms. Accordingly, the revised plan for the proposed construction satisfies the norms stipulated in the said Government Order.

3. The applicant has remitted the DC & Other applicable charges vide cash **Receipt No.B009329, dated 01.03.2019** and details as follows:

Sl. No.	Description of charges	Total Amount for this proposed MSB Development	Remitted already in earlier approved file C3/3039/2011	Balance amount remitted now
i)	Development charges	<b>Rs.18,70,000/-</b> <i>(Rupees Eighteen lakhs and seventy thousand only)</i>	<b>Rs.12,30,000/-</b> <i>(Rupees Twelve lakhs and thirty thousand only)</i> in Receipt No.1560 dt.19.07.2010 in File No.C3/1341/2009  <b>Rs.11,45,000/-</b> <i>(Rupees Eleven lakhs and forty five thousand only)</i> in Receipt No.6088 dt.27.03.2013 in File No.C3/3039/2011  <b>Totally Rs.23,75,000/-</b> <i>(Rupees Twenty three lakhs and seventy five thousand only)</i>	<b>-Nil-</b>



ii)	Scrutiny Fee	-	-	<b>Rs.4,75,000/-</b> (Rupees Four lakhs and seventy five thousand only)
iii)	Regularisation Charges	<b>Rs.12,00,000/-</b> (Rupees Twelve lakhs only)	<b>Rs.12,00,000/-</b> (Rupees Twelve lakhs only) in Receipt No.06088 dt.27.03.2013	<b>-Nil-</b>
v)	Security Deposit for Building	<b>Rs.1,69,00,000/-</b> (Rupees One Crore and sixty nine lakhs only) for CC issued Blocks, already remitted through Bank Guarantee No.2543 ILG 001013 dated 27.03.2013 from Punjab National Bank, Nungambakkam Branch and not yet forfeited in File No.EC/N1/7552/17		<b>Nil</b>
vi)	Security Deposit for Display board	<b>Rs.10,000/-</b> (Rupees Ten thousand only)	-	<b>Rs.10,000/-</b> (Rupees Ten thousand only)
vii)	SD for STP	<b>Rs.15,00,000/-</b> (Rupees Fifteen lakhs only) already remitted through Bank Guarantee No.2543 ILG 001013 dated 27.03.2013 from Punjab National Bank, Nungambakkam Branch and not yet forfeited in File No.EC/N1/7552/17		<b>Nil</b>
viii)	I & A Charges	Already remitted <b>Rs.2,35,00,000/-</b> (Rupees Two crores and thirty five lakhs only) in Receipt No.006089 dt.27.03.2013		<b>Rs.3,60,000/-</b> (Rupees Three lakhs an sixty thousand only)
ix)	Shelter Fee	-	-	<b>Rs.2,70,000/-</b> (Rupees Two lakhs and seventy thousand only)
x)	Flag day Contribution (by Cash)	-	-	<b>Rs.500/-</b> (Rupees Five hundred only) Rt.No.2760235-239, dt:01.03.2019

4. The applicant had already gifted the OSR area to an extent of 3149 sq.m & additional OSR area to an extent of 1695.30 sq.m. and handed over to CMDA through a registered Gift Deed Documents vide Doc.No.1190/2010 and Doc. No. 2131/2012, dt. 26.10.2012 during the earlier approval accorded in letter no. C3/1341/2009 dated 16.08.2010



and subsequent approval accorded in letter no. C3(N)/3039/2011, dated 10.05.2013 respectively.

5. The applicant has also furnished undertakings in letter dated 24.06.2021 to abide by the terms and conditions put forth by CMDA and accepting the conditions put forth by the DF & RS, Police(Traffic), AAI, IAF and EIA Clearance and to install CCTV camera before issue of Completion Certificate.

6. 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.

7. 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 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. The Sewage Treatment Plant should be maintained by the applicant / developer till handing over to the residents association.

8. 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.



However, the applicant has furnished Structural design drawing for the proposed building vetted by the Superintending Engineer, Public Works Department in the reference 19<sup>th</sup> cited.

9. 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.

**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 1/3<sup>rd</sup> 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 from the appropriate authorities for the development, and also to comply with the conditions in the NOC's.**

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

**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. CCTV Camera to be installed at regular interval of 50.00 m along the road which is abutting the site boundaries before issue of Completion Certificate. In this regard the applicant has furnished an undertaking.

16. The applicant is requested to intimate the Enforcement Cell, CMDA at all the stages of construction of building viz., namely (i) Commencement of construction, (ii) Plinth level and (iii) Last Storey and apply for Completion Certificate along with order of continuance accorded for different stages by CMDA.

17. Two sets of plan for the proposal is approved and numbered as **Planning Permission No. C/PP/MSB/36(A to Q)/2021**, dated: **03.07.2021** in **Permit No. 13286** are sent herewith. The Planning Permission is valid for the period from **03.07.2021** to **02.07.2026**.

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

19. The Commissioner, Villivakkam Panchayat Union is requested to take necessary further action for issue of Building Permit under the Local Body Act.

Yours faithfully,

*[Handwritten Signature]*  
05/07/2021

For **MEMBER-SECRETARY**

*[Handwritten Signature]*  
05/07/2021

Encl:

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

Copy to:

1. **Thiru. Haresh Kishore**

**Director – K.G. Foundations Pvt. Ltd.**

No.5, Bishop Wallers Avenue East

Mylapore, Chennai 600 004

*(This approval is not final. You have to approach the Commissioner, Thiruverkadu Municipality for issue of Building Permit).*

2. The Deputy Planner, Enforcement Cell (N)  
CMDA, Chennai-8 *(with one set of approved plans)*



3. The Comissioner 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, TNEB, Chennai-2.
6. **Thiru. P.Ravi, B.Arch., AIIA., AIID., FIV., FIIRA.**  
Registered Architect Gr. I (RA)  
CMDA Regn. No.RA/Gr.I/19/03/106  
#40, (Old No.16) Venkataraman Street,  
T.Nagar, Chennai – 600 017.  
Cell No.98410 82213 E-mail: raaviarch@yahoo.com
7. **Thiru. V.Rukmangathan, M.Tech (Struct. Engineering)**  
Registered Structural Engg. Gr.I,  
CMDA Reg.No.SE/GR.I/19/03/018  
GCC Reg.No. RSE 100232019,  
No.9, Kamaraj Nagar 2<sup>nd</sup> Street,  
Kundrathur, Chennai – 600 069.