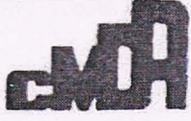


BY REGISTERED POST WITH ACK.DUE



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
Web site: www.cmdachennai.gov.in

Letter No. **C3 (N)/4634/2018**, Dated: .03.2020

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 proposed construction of Double Basement floor (Parking) + Stilt floor (parking) + First Floor (Shops - 2nos) + 2nd Floor to 9th Floor (Office space) Commercial use building after demolishing the existing commercial use building at Door No.7 & 23/5, Raja Annamalai Road & Alagappa Road, Purasawakkam, Chennai – 600 007 Comprised in T.S. No. 8/1 & 8/2, Block No. 1 of Purasaiwalkkam village within Greater Chennai Corporation limit, applied by **Thiru Murugappan Sethuraman, RMS INFRA** (GPA Holder for Mrs. Valli Muthiah) – Approved - Reg.

- Ref :
1. PPA received on 22.03.2018 in SBC No.MSBN/2018/000133.
 2. The applicant letter dated 16.04.2018.
 3. Minutes of the Special Sanction Committee meeting held on 03.05.2018.
 4. Minutes of the 241st MSB Panel meeting held on 17.05.2018.
 5. This office letter even no dt. 24.05.2018.
 6. The applicant letter dated 27.07.2018 & 20.08.2018.
 7. NOC issued by the Police (Traffic) in letter no. Tr. License/497/11445/2018 dt. 23.08.2018.
 8. The applicant letter dated 27.08.2018.
 9. NOC issued by the AAI in NOCID No. CHEN/SOUTH/B/082418/328492 Dt. 30.08.2018.
 10. The applicant letter dated 19.09.2018.
 11. This office letter even no dt. 01.10.2018 addressed to the Govt.
 12. This office letter even no. dated 13.11.2018.
 13. DF&RS issued the NOC in their letter no. C1/18475/2018, PP.NOC.No.156/2018 Dt. 04.12.2018.
 14. This office letter even no dt. 24.12.2018 addressed to the Govt.



L
IAF
Lr.No. TAM / 5218/1
/ATC(PC-36/18)
dt 16.10.18



15. The applicant letter dated 07.06.2019.
16. Letter (Ms) No. 105 H & UD (UD I) Dept. dated 12.07.2019 received from Govt.
17. The applicant letter dated 17.07.2019.
18. This office letter even no. dt. 19.07.2019.
19. Your letter dated 01.08.2019.
20. NOC obtained from IAF in letter no. TAM/5218/1/ATC (PC – 36)/2018 dt. 16.10.2018.
21. The applicant letter dated 26.09.2019.
22. This office letter even no dt. 06.01.2020 addressed to the SRO, Purasaiwalkkam.
23. GLV letter no. 13/2020 dt. 08.01.2020 received fro SRO, purasaiwalkkam
24. This office D.C & other charges demand notice issued in letter even no dt.23.01.2020.
25. The applicant letter received on. 23.10.2019 & 03.03.2020.

The Planning Permission for the proposed construction of Double Basement floor (Parking) + Stilt floor (parking) + First Floor (Shops - 2nos) + 2nd Floor to 9th Floor (Office space) Commercial use building after demolishing the existing commercial use building at Door No.7 & 23/5, Raja Annamalai Road & Alagappa Road, Purasawakkam, Chennai – 600 007 Comprised in T.S. No. 8/1 & 8/2, Block No. 1 of Purasaiwalkkam village within Greater Chennai Corporation limit, applied by **Thiru Murugappan Sethuraman, RMS INFRA** (GPA Holder for Mrs. Valli Muthiah) based on the Govt. order issued in the reference 16th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed in the NOCs issued by Police (Traffic), AAI, DF & RS, and IAF, in the references 7th, 9th, 13th & 20th cited.

2. The applicant has remitted the Balance DC & Other charges vide receipt no. B0015994 dt. 21.02.2020. Flag day fund remitted vide receipt no. 0005131 dt. 21.02.2020.

i)	Balance Development charges for land and building	Rs. 2,80,000 /- (Rupees Two Lakhs and Eighty Thousand only)
ii)	Balance Scrutiny Fees	Rs. 15,000/- (Rupees Fifteen Thousands only)
iii)	R.C .for land	Rs. 1,80,000/- (Rupees One Lakh and Eighty Thousand only)
	Security Deposit for Building	Rs. 35,00,000/- (Rupees Thirty Five Lakhs only)
vi)	Security Deposit for Display Board	Rs. 10,000/- (Rupees Ten thousand only)
vii)	I & A Charges	Rs. 39,40,000/- (Rupees Thirty Nine Lakhs and Forty Thousand only)



	Premium FSI charges	Rs. 5,11,20,000/- (Rupees Five Crore and Eleven Lakhs and Twenty Thousand only)
viii)	Shelter fee	Rs. 29,55,000/- (Rupees Twenty Nine Lakhs and Fifty Five Thousand only)
ix)	Flag Day Contribution by Cash	Rs.500/- (Rupees Five hundred only)

3. The applicant also furnished Demand Draft for a sum of **Rs. 14,30,000/-** (Rupees Fourteen Lakhs and Thirty Thousands only) vide **DD no. 047669** dt. **21.02.2020** drawn from HDFC Bank, Kilpauk Branch, Chennai in favour of **Managing Director, CMWSSB** towards **Infra Structure Development Charges**.

4. The applicant has also furnished an undertaking in the reference 25th 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).

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 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.

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. 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.

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

11. 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.

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

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/17 (A to D)/2020, dated 03.03.2020 in Permit No. 13219 are sent herewith. The Planning Permission is valid for the period from .03.2020 to 13.03.2025.

14



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

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

Yours faithfully,

o/c
14/5
for MEMBER-SECRETARY
20/02/2020
20-3/2020
13/5/2020
2/8

Encl :

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

Copy to:

1. Thiru Murugappan Sethuraman, RMS INFRA

(GPA Holder for Mrs. Valli Muthiah)

15, Poes Garden,
Chennai – 600 086.

(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 (N)
CMDA, Chennai-8 *(with one set of approved plans)* — 1/6/2020
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. R. Srinivasan, B.Arch., M.BE.M.,**
Registered Architect
C.A./2007/40772,
CMDA Reg. No. RA/Gr. 1/19/04/186
No. 15, Palur Kanniyappan Street,
Mylapore, Chennai - 600 004.
Mobile No: 94434 63075
Email ID: projects@spacescape.in



9. N.CHANDRU, B.E (Civil), M.E.(Struct.)

Structural Engineer, Licensed Surveyor No. 1806, Class-I
A 20, 100 Feet Road, Hindu Colony,
Nanganallur, Chennai – 600 061.
Mobile No: 98407 67580
Email ID: c.stengr@gmail.com

10.J.Manivannan,

Site Engineer,
No. 46, Maruthi Avenue,
Pattarai Village,
Thiruvallur – 602 002.
Mobile No: 97907 65833
Email ID: jmani_007@yahoo.co.in

11.Dr. B Ram Prasad, M.E., Phd (Texas A&M),

Managing Director,
Prasad Armstrong Yen Gec (P) Ltd.,
No. 821, Old No.439/4, poonamallee High Road,
Arumbakkam, Chennai – 600 106.
Mobile No. 93847 52246
Email ID: paygec@yahoo.com

