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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

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Letter No.C3 (N)/8662/2017, Dated 27.05.2019

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 + G. Floor part (Shop) + Stilt Floor part (Parking) + 1st Floor (Shop cum Office) + 2nd Floor to 7th Floor (Office) Commercial use building at Door No. 182/237, Anna Salai, Chennai – 6 at Old S.No. 323/1, R.S. No. 323/5, Block No. 11, Triplicane Village, Mylapore-Triplicane Taluk, Greater Chennai Corporation, Zone-9, Division-111, with in the Corporation of Chennai limit, applied by **M/s. V.S.T. Motors Pvt. Ltd.**, Rep. by its Vice President one Thiru. Sanjeev Subramanian,
– Approved - Reg.

- Ref.
1. PPA received on 14.06.2017 in MSB/2017/000394.
 2. Earlier PPA for Commercial (Shop cum Office) use Building was approved by CMDA in PP No. C/PP/MSB – IT/42 A/J/2013 vide Letter No. C3/4122/2010 dated 08.08.2013.
 3. Agenda and minutes of the 237th MSB Panel meeting held on 26.07.2017.
 4. The applicant letter dt.04.08.2017, 22.08.2017 & 05.09.2017
 5. Earlier DF&RS NOC issued in Letter No. K.Dis No. 4340/C1/2010 dt. 29.03.2010.
 6. Earlier Traffic Police NOC issued in Lr. Rc. No. Tr/Licence/ 307/0167999/2010. Dt. 21.10.2010 obtained for cars of 161 against the required 103 Nos and TWs of 350 against the required 255.
 7. Earlier AAI NOC issued in Ref No.AAI/SR/NOC/RHQ Case No.209/2010 dt. 28.05.2010.
 8. CMRL NOC issued in Lr Rc.No.25/LND/CMRL/2011 dt. 14.10.2011.
 9. The applicant's letter dated 16.11.2017 furnishing the revised plan.
 10. This office letter even no dt. 30.11.2017 addressed to the Govt.



11. Letter (Ms) No. 77 dt. 14.06.2018 received from the Housing and Urban Development Department.
12. This office letter even no dt. 06.08.2018.
13. The applicant's letter dated 06.08.2018, 17.09.2018 & 25.09.2018 furnishing the revised plans.
14. This office letter even no dt. 17.10.2018.
15. The applicant's letter dated 20.11.2018
16. This office letter even no dt. 22.11.2018 addressed to the CMRL
17. Revised NOC issued by AAI in NOCID: CHEN/SOUTH/B/020217/196072 dt.02.02.2017.
18. Revised NOC issued by CMRL in letter no. CMRL/NOC/626/32/2018 dt. 22.12.2018.
19. Revised NOC issued by DF&RS in letter no C1/4865/2017, PP. NOC NO. 22/2017 dt. 06.04.2017.
20. The applicant's letter dated 05.01.2019 & 29.01.2019 furnishing the revised plans.
21. This office letter even no dt. 06.02.2019.
22. The applicant's letter dated 01.03.2019.
23. NOC received from the Police (Traffic) in letter no. Tr./License/153/3334/2019 dt. 28.02.2019.
24. This office letter even no dt. 28.03.2019.
25. The applicant's letter dated 08.04.2019.
26. This office letter even no dt. 25.04.2019.
27. The applicant's letter dated 03.05.2019.
28. This office letter even no dt. 13.05.2019 addressed to the Greater Chennai Corporation.
29. Letter no. W.D.C. No. D2/CMDA/WDC No. 9/00085/2017 dt. 14.05.2019 received from the principal chief engineer, Greater Chennai corporation.

The Planning permission Application for the proposed construction of Double Basement floor + G. Floor part (Shop) + Stilt Floor part (Parking) + 1st Floor (Shop cum Office) + 2nd Floor to 7th Floor (Office) Commercial use building at Door No. 182/237, Anna Salai, Chennai – 6 at Old S.No. 323/1, R.S. No. 323/5, Block No. 11, Triplicane Village, Mylapore-Triplicane Taluk, Greater Chennai Corporation, Zone-9, Division-111, within the Corporation of Chennai limit, applied by **M/s. V.S.T. Motors Pvt. Ltd.**, Rep. by its Vice President one Thiru. Sanjeev Subramanian approved based on the Govt. order issued in the reference 11th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed in the revised NOCs issued by AAI, DF & RS, Police(Traffic) and CMRL in the references 17th to 19th and 23rd cited.



2. The applicant has remitted the DC & Other charges vide Receipt No. 001097, 00128 & 001098 dt. 05.06.2013 and demand draft furnished for MIDC in DD no. 041304 dt. 03.06.2013 while obtaining the earlier approval in the reference 2nd cited have been adjusted in the respective charges for the present proposal and the balance charges along with additional charges only claimed in this revised proposal.

3. The applicant has remitted the DC & Other charges and Flag Day contribution vide receipt no. B009019 dt.12.02.2019.

1.	Balance Scrutiny Fee	Rs. 8,000/- (Rupees Twenty One Thousand only)
2.	Security Deposit for Building	Rs. 44,00,000/- (Rupees Fifty Five Lakhs and Sixty Five Thousand only)
3.	Security Deposit for Display board	Rs.10,000/- (Rupees Ten Thousand only)
4.	Shelter Fee	Rs. 51,90,000/- (Rupees Fifty One Lakhs and Thirty Nine Thousand only)
5.	Flag day Contribution by Cash	Rs.500/- (Rupees Five Hundred only)

4. The applicant also furnished Demand Draft for a sum of **Rs.11,75,000/-** (Rupees Eleven Lakhs and seventy five thousand only) only vide DD no.728742 dated 08.02.2019 drawn from TMB, Mount road branch in favour of **Managing Director, CMWSSB** towards **Infra Structure Development Charges**.

5. The applicant has also furnished an undertaking in the reference 22nd cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth in the revised NOC issued by AAI, DF & RS, Police (Traffic) and CMRL.

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 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.

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.

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 1/3rd 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 revised NOC issued by the AAI, DF&RS, Police (Traffic) and CMRL.

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.

26 15. Two sets of plan for the proposal is approved and numbered as Planning Permission No. C/PP/MSB/21 A to I/2019, dated ²⁷.05.2019 in Permit No. 11962 are sent herewith. The Planning Permission is valid for the period from ²⁷.05.2019 to .05.2024.

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,



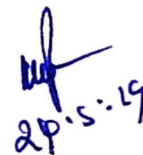
for **PRINCIPAL SECRETARY/
MEMBER-SECRETARY**

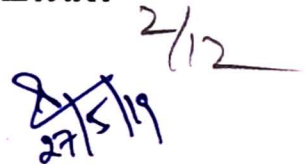
 27/05/19

Encl :

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

 20/05/19

 20.5.19

 27/5/19 2/12

Copy to:

1. **M/s. V.S.T. Motors Pvt. Ltd.,**
Rep. by its Vice President one
Thiru. Sanjeev Subramanian,
No. 199, Anna Salai,
Chennai – 06.

(This approval is not final; you have to approach The Commissioner, Greater Chennai Corporation for issue of Building Permit).



- 14/6/15
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. **R. BHASKAR, B.Arch., FI.I.A.,** **(By speed post)**
R.A. No. 649/2015, COA No. 13357
No. 9, 2nd Cross Road, R. A. puram,
Chennai – 28.
 9. **P.PACKIARAJ M.E (Structural),** **(By speed post)**
Structural Engineer Corporation of Chennai
Licenced Surveyor Class-1 No 1752
No. 11, 2nd Main Road, Kannappa Nagar Extn.,
Thiruvanmiyur, Chennai- 600041.
 10. **Dr.C.VENKATA PRASAD., (Geo tech)**
Structural consultant,
No.11, 2nd main road , kannappa nagar extn,
Kottivakkam, Chennai – 600 041.
 11. **Thiru.S,Kamesh kumar., (Site Engineer)**
No.119, Anna Salai,Chennai – 600 002.