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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Chennai - 600 008
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E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No.C3 (N)/4500/2016, Dated: 17.12.2018

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

Sir,

Sub: CMDA – Area Plans Unit – MSB (North) Division – Planning Permission Application submitted for the proposed construction of Commercial (Office) building having Basement Floor + Stilt Floor + First Floor for parking purpose and 2nd to 9th floor for Office purpose at Door No. 2/4, Mount – Poonamallee High Road, Ramapuram, Chennai-89 comprised in S Nos.151/1A2,151/2B & 151/2C, Ramapuram Village, Ambattur Taluk, Thiruvaiiur District within Corporation of Chennai Limits, applied by **M/s. Gupta & Company.,** Rep. by its Authorised Signatory **Ashish Gupta** – Approved - Reg.

- Ref:
1. PPA received in MSB /2016/000186, dated 03.03.2016.
 2. NOC from AAI furnished in letter No.AAI/SR/NOC/RHQ dated 05.10.2015.
 3. Special sanctions issued vide Proceedings of Member-Secretary, CMDA Vide C3 (N)/4500/2016 dated 16.02.2017.
 4. The applicant letter received dated 22.06.2016 & 10.03.2017.
 5. This office letter even no dt. 17.03.2017.
 6. The applicant letter received dated 13.04.2017.
 7. NOC issued by the Directorate of Fire & Rescue Services in letter No.R.Dis.No.4141/C1/2017, PP. NOC No. 25/2017, dated 08.04.2017.
 8. This office letter even No., dated 02.06.2017 addressed to the Secretary, H&UD Department along with Agenda and Minutes of 236th MSB panel meeting held on 31.05.2017.
 9. NOC received from Police(Traffic) Department in letter No. Rc.No. Tr/License/354/7565/2017 dated 30.06.2017.
 10. The Govt.,H&UD (UD I) Department letter (Ms) No.149 dated 21.08.2017.
 11. This office letter even no dt. 13.09.2017 addressed to SRO, Saidapet.
 12. GLV letter no 277 dt. 16.10.2017 Received from SRO, Saidapet.



13. This office letter even no. dated. 26.10.2017.
14. The applicant letter received dated.29.11.2017 & 28.12.2017.
15. IAF issued NOC in letter no. TC/14758/2/ATC (PC-566) dated. 27.06.2017.
15. This office letter even no. dated. 25.01.2018.
16. The applicant letter received dated.13.02.2018 & 26.02.2018.
17. Letter no. DB/T5(3)/F - 008220 & 002248 - Inundation - Ramapuram / 2016 / CMDA dt. 12.03.2018 received from the PWD.
18. This office letter even no dt. 17.07.2018 addressed to SRO, Saidapet.
19. The applicant letter received dated.08.09.2018.
20. Memorandum of Agreement for Upper Floor Parking area executed in Doc.No. 1856/2018 Dt.03.09.2018.
21. This office letter even no. dated. 05.10.2018.
22. The applicant letter received dt. 05.11.2018 & 29.11.2018.

The Planning permission Application for the proposed construction of Commercial (Office) building having Basement Floor + Stilt Floor + First Floor for parking purpose and 2nd to 9th floor for Office purpose at Door No. 2/4, Mount - Poonamallee High Road, Ramapuram, Chennai-89 comprised in S Nos.151/1A2,151/2B & 151/2C, Ramapuram Village, Ambattur Taluk, Thiruvallur District within Corporation of Chennai Limits, applied by **M/s. Gupta & Company.,** Rep. by its Authorised Signatory **Ashish Gupta** approved based on the Govt. order issued in the reference 10th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed in the NOCs issued by AAI, DF & RS, Police(Traffic), IAF and PWD in the references 2nd, 7th, 9th, 15th and 17th cited.

2. The applicant has remitted the DC & Other charges vide receipt no. B006112 dated 29.11.2017 and Flag Day contribution vide Receipt no. 0666665, 66, 67, 68, 69. dated 29.11.2017.

i)	Development charges for Land & Building.	Rs. 3,91,000/- (Rupees Three Lakhs and Ninty One Thousand only).
ii)	Balance Scrutiny Fee	Rs. 21,000/- (Rupees Twenty One Thousand only)
iii)	Regularisation Charges	Rs. 2,97,000/- (Rupees Two Lakhs and Ninty Seven Thousnd only)
iv)	OSR Charges	Rs.98,35,000/- (Rupees Ninety Eight Lakhs and Thirty Five Thousands only)
v)	Security Deposit for Building	Rs.55,65,000/- (Rupees Fifty Five Lakhs and Sixty Five Thousand only)



vi)	Security Deposit for Display board	Rs.10,000/- (Rupees Ten Thousand only)
vii)	I & A Charges	Rs.68,50,000/- (Rupees Sixty Eight Lakhs and Fifty Thousand only)
viii)	Shelter Fee	Rs.51,39,000/- (Rupees Fifty One Lakhs and Thirty Nine 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.18,68,000/-** (Rupees Eighteen Lakhs and Sixty Eight thousand only) only vide 866823 dated. 28.11.2017 drawn from Punjab & Sind bank in favour of **Managing Director, CMWSSB** towards **Infra Structure Development Charges**.

4. The applicant has also furnished an undertaking in the reference 14th & 20th cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth AAI, IAF, DF & RS, PWD 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, PWD and Police (Traffic).

13. Memorandum of Agreement for upper floor parking excuted vide doc.no 1856 of 2018 dt. 03.09.2018.in the reference 20th cited as per Annexure – XXV-A (DR 26,27 & 28) conditions to be complied.

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.


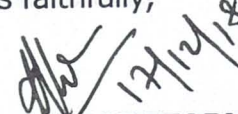

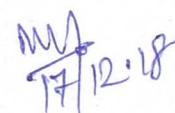
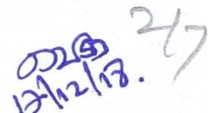


15. Two sets of plan for the proposal is approved and numbered as Planning Permission No. C/PP/MSB/51 A to C/2018, dated .12.2018 in Permit No. 11940 are sent herewith. The Planning Permission is valid for the period from .12.2018 to .12.2023.

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**

17/12/18

13/12/18

17/12/18

13/12/18. 2/3

Encl :

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

Copy to:

1. **M/s. Gupta & Company,**
Rep. by its Authorised Signatory **Ashish Gupta**
26-27, Morrison 1st Street,
Alandur, Chennai – 600016.
(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)* 
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. A.Venkatakrisnan, B.Arch .,
Architect Licensed Surveyor,
Class I No. R.A.41,
No.18, Valmiki Nagar, Thiruvanmyur,
Chennai - 41.
Mobile No: 98840 14233.

(By speed post)

9. Dr. Alex Jacob B.E., M.Tech., Ph.D (Hon).,
M.I.E.(Aut), M.I.E(Ind), Structural Engineer,
Class-I. Licensed Surveyor No.433.
No. 41A, Beach Road, Kalakshethra Colony,
Chennai - 90.
Mobile No: 98401 59550.

(By speed post)

10. GIOTECHNICAL Solutions.,
No. 44/17, "Bhaskara", 19, Usha Street,
Dr. Seethapathy Nagar, Velachery,
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