




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
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Letter No.C3 (N)/837/2016 Dated: .10.2017

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 ~~Revised~~ Proposal for the construction of Combined 3rd Basement floor (part) + Combined Double Basement floor + Block 9, 16, 23, 24 (Type –A) – Ground floor + 16 floors with 260 Dwelling units; Block 2, 7, 11, 13, 14, 17, 22, 25 & 26 (Type –B) – Ground floor + 16 floors with 580 Dwelling units; Block 1, 3, 4, 5, 6, 8, 10, 12, 15, 18, 19, 20, 21 – Ground floor + 16 floors with 846 Dwelling units; Block 27 – Stilt floor + 17 floors with 136 Dwelling units; Block 28, 29 & 30 (EWS) – Ground floor + 20 floors with 624 Dwelling units (Totally 2446 Dwelling units); & Commercial block: Triple Basement floor + Ground floor + 3 floors + 4th floor (Part) with Anchor Shops, Food court, 10 Cinema Theatres and Hotel rooms at T.S.No.1/1, 1/2, 2/3, 2/4, 4/2 of Block No.26, T.S.No.3/2, 3/3, 4/3 & 7/2 of Block No.27 of Koyambedu Village, Jawaharlal Nehru Road, Chennai - Applied by **M/s. Ozone Projects Pvt. Ltd (for self and as GPA) & M/s.Sugam Vanijya Holdings (P) Ltd.,** – Approved - Reg.



which is a revision to the earlier approval

- Ref:
1. Earlier Planning Permission issued vide letter No. C3/6809/2008, dated 13.04.2009
 2. Revised planning permission issued in letter No C3(N)/719/2013 dated 22.08.2013
 3. Planning permission Application submitted in MSB/2016/000044 dt.14.01.2016
 4. NOC from CMWSSB in Letter No. CMWSSB/ O&M /SE(N) /Regn. /Swim. Pool/Spl./2010, dt.26.05.11 for Swimming pool.

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5. NOC from CMWSSB in Letter No. CMWSSB/P&D/EE-III/STP/88 (2011-12), dt.09.04.12 for STP.
6. NOC from DF & RS in Letter D.Dis.No. 89/C1/2013, PP.NOC No. 8/2013, dated 23.01.2013.
7. 1st Partial Completion certificate issued in letter No.EC/CCW/N&C /673/2013 dated 22.05.2014 for Block Nos. 16,17,18,20,21 and 22 (6 Blocks with 388 Dus).
8. 2nd Partial Completion certificate issued in letter No.EC/CC/N-1/17666/2015 dated 28.01.2016 for Block Nos. 13,14,15,19,23,24 and 25 (7 Blocks with 452 Dus).
9. Your letter dated 19.02.2016 furnishing revised plan.
10. This office letter even No. dated 22.02.2016 addressed to the Govt., H&UD dept, along with Agenda and Minutes of MSB panel meeting held on 08.01.2016.
11. NOC from AAI in Ref. No. AAI/SR/NOC/RHQ (Case No. MM 320/2013) dated 25.06.2013 and 03.04.2013.
12. NOC from IAF in letter No. TAM/5219/1/ATC dt.25.03.2013
13. Consent to establish issued by TNPCB in Proc. No.111/TNPCB/F.28817/OL/CHN/A/Amendment/14/Dated 15.05.2014.
14. NOC from CMRL in letter No. CMRL/LUPD/NOC/1755/2013 dated 10.07.2013.
15. NOC from CMRL in letter No. CMRL/LUPD/NOC/1755/2013 dated 10.07.2014.
16. Govt. Letter (Ms) No. ⁴⁵136, H & UD (UD-I) Department, dated ^{29.02}31.05.2016 and errata issued in letter dated 09.06.2016.
17. NOC from CMRL in letter No. CMRL/LUPD/NOC/1844(1893)/2016 dated 05.05.2016.
18. Environmental clearance (Amendment) issued in letter no. SEIAA-TN/F-1554/EC(8b)/A/248/2013 dt. 16.06.2016.
19. NOC from PWD received in letter No. T1/Ozone/CMDA/2016 dated 22.08.2016
20. NOC from Police Traffic in letter Rc. No. Tr./Licence /788/14715/2016 dated 23.12.16.
21. Applicant letter dated 06.02.2017 furnishing the revised plan free from corrections.
22. CMDA letter even No. dated 24.02.2017 requesting applicable DC and other charges.
23. The representation dated 20.03.2017 received from M/s Ozone projects private limited.
24. This office letter even No dt. 16.05.2017 for the revised advice for Security Deposit.



3rd
1st

The Planning Permission Application received in the reference 1st cited for the Revised Proposal for the construction of Combined 3rd Basement floor (part) + Combined Double Basement floor + Block 9, 16, 23, 24 (Type – A) – Ground floor + 16 floors with 260 Dwelling units; Block 2, 7, 11, 13, 14, 17, 22, 25 & 26 (Type – B) – Ground floor + 16 floors with 580 Dwelling units; Block 1, 3, 4, 5, 6, 8, 10, 12, 15, 18, 19, 20, 21 – Ground floor + 16 floors with 846 Dwelling units; Block 27 – Stilt floor + 17 floors with 136 Dwelling units; Block 28, 29 & 30 (EWS) – Ground floor + 20 floors with 624 Dwelling units (Totally 2446 Dwelling units); & Commercial block: Triple Basement floor + Ground floor + 3 floors + 4th floor (Part) with Anchor Shops, Food court, 10 Cinema Theatres and Hotel rooms at T.S.No.1/1, 1/2, 2/3, 2/4, 4/2 of Block No.26, T.S.No.3/2, 3/3, 4/3 & 7/2 of Block No.27 of Koyambedu Village, Jawaharlal Nehru Road, Chennai- Applied by **M/s. Ozone Projects Pvt. Ltd (for self and as GPA) & M/s. Sugam Vanijya Holdings (P) Ltd.**, has been examined and Planning Permission is issued 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 by SEIAA, CMRL, TNPCB, PWD, AAI, IAF, CMWSSB, DF&RS and Traffic (Police) in the reference 4th to 6th, 11th to 15th and 17th to 20th cited.

2. The applicant has remitted the following balance charges vide receipt No. B 005777 Dt. 10.10.2017.

i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs. 40,000/- (Rupees Forty Thousand only)
ii)	Balance Scrutiny Fee	Rs. 7,20,000/- (Rupees Seven Lakh and Twenty Thousand only)
iii)	S.D for Building	1) Bank Guarantee no. 009GT0217800006 dt. 07.10.2017 obtained from HDFC Bank, R.K Salai branch, Chennai 04. For an amount of Rs. 5, 24, 19,265/- out of Rs.14, 91, 50,000/- 2) Bank Guarantee no. 009GT0217800007 dt. 07.10.2017 obtained from HDFC Bank, R.K Salai branch, Chennai 04. For an amount of Rs.9,67,30,735/- out of Rs.14,91,50,000/-
iv)	S.D for Display Board	Rs. 10,000/- (Rupees Ten Thousand only)
v)	IDC for CMWSSB	Rs. 3,11,00,000/- (Rupees Three Crore Eleven Lakhs only vide DD No. 215351 dated 06.10.2017 from Standard Chartered Bank, Chennai-1)
vi)	Infrastructure & Amenities Charge	Rs. 4,00,000/- (Rupees Four Lakhs only)

3. The Local Body is requested to ensure Water Supply and Sewerage disposal facility for the proposal before issuing building permit.

4. 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.

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

6. (i) 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.

(ii) 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.

7. (i) 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.

(ii) 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.



8. The applicant must obtain all the mandatory NOC's/clearances from the appropriate authorities for the ^{development} proposal, and also to comply with the conditions in the NOC'S/Clearances.

9. The applicant has to ensure uninterrupted access to the Thirumangaleswarer temple on north eastern side as per the orders in O.A. No. ~~945 of 2018~~ ^{acknowledged} in C.S. No. 819 of 2013. ^{Submitted before the Court and}

10. This approval is subject to complying orders of ~~the~~ any pending court cases.

11. The applicant has to ensure plot frontage abutting I.R.R as shown in Site plan before obtaining Completion Certificate.

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

13. The applicant has to ensure 12m wide Right of Way to the land in S.No.230/2 and to be maintained as shown in the site plan.

14. Two sets of plan for the proposal is approved and numbered as Planning Permission No. C/PP/MSB/43 (1 to 37)/2017, dated ²⁵.10.2017 in Permit No. 11171 are sent herewith. The Planning Permission is valid for the period from ²⁵.10.2017 to ²⁴.10.2022.

15. 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.

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

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

Yours faithfully,

[Handwritten signature]

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for MEMBER-SECRETARY.

Encl :

1. Two copies approved plan
2. Two copies of planning Permission
3. Copy of GO in the reference 16th cited.

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25/10/17

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25/10/2017

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25/10/17

2/47



Copy to:

1. M/s. Ozone Projects Pvt Ltd.

63 G.N. Chetty Road,
T.Nagar, Chennai – 600017.

(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. S.Prakash, M Arch,
Registered Architect CA/93/15627,
No.63, G.N. Chetty Road,
T.Nagar, Chennai – 600 017.
9. E.S.Kumar, M.Tech - Structures.,
Licensed Sueveyor – Class – I, No. 1821,
No. 155 –B, 7TH Street, Kothari Nagar,
Ramapuram, Chennai – 600 089.

JP
8/11/17



FORM-I

FORMAT FOR DISPLAY OF PARTICULARS OF DEVELOPMENT PERMITTED (MULTI-STOREYED BUILDINGS & SPECIAL BUILDINGS)

Planning Permission Application for the Revised Proposal for the Construction of Combined 3rd Basement Floor (Part) + Combined Double Basement Floor + Block 9, 16, 23, 24 (Type – A) – Ground Floor+16 Floors with 260 Dwelling Units ; Block 2, 7, 11, 13, 14, 17, 22, 25 & 26 (Type – B) – Ground Floor + 16 Floors with 580 Dwelling Units; Block 1, 3, 4, 5, 6, 8, 10, 12, 15, 18, 19, 20, 21 – Ground Floor + 16 Floors with 846 Dwelling Units; Block 27 – Stilt Floor + 17 Floors with 136 Dwelling Units; Block 28, 29 & 30 (EWS) – Ground Floor + 20 Floors with 624 Dwelling Units (Totally 2446 Dwelling Units); & Commercial Block : Triple Basement Floor + Ground Floor+ 3 Floors + 4th Floor (Part) with Anchor Shops, Food Court, 10 Cinema Theatres and Hotel Rooms at T.S.No. 1/1, 1/2, 2/3, 2/4, 4/2 of Block no.26, T.S.No. 3/2, 3/3, 4/3, & 7/2 of Block No.27 of Koyembedu Village, Jawaharlal Nehru Road, Chennai – Applied by M/s. Ozone Projects Pvt.Ltd (for self and as GPA) & M/s Sugam Vanijiya Holdings (p) Limited.

1. Name and Address of the Promoter/
Developer/Owner : M/s. Ozone Projects Pvt.Ltd (for self
and as GPA) & M/s Sugam Vanijiya
Holdings (p) Limited.
63, G.N. Cheety Road,
T.Nagar, Chennai 6000 017.
2. Name and Address of Architect/Licensed
Surveyor/Engineer : S.Prakash, M.Arch.,
Registered Architect CA/93/15627
Ozone Projects Pvt. Ltd.
63, G.N. Cheety Road,
T.Nagar, Chennai 6000 017.
3. Name and Address of Structural
Engineer : E.S.Kumar, M.Tech- Structures
Licensed Surveyor – Class-I, No.1821
No.155 – B, 7th Street, KothariNagar,
Ramapuram, Chennai 6000 089.
4. Type of construction permitted/ as per
the approved plan : Revised Proposal for the Construction of
Combined 3rd Basement Floor (Part) + Combined Double
Basement Floor + Block 9, 16, 23, 24 (Type – A) – Ground
Floor+16 Floors with 260 Dwelling Units ; Block 2, 7, 11,
13, 14, 17, 22, 25 & 26 (Type – B) – Ground Floor + 16
Floors with 580 Dwelling Units; Block 1, 3, 4, 5, 6, 8, 10,
12, 15, 18, 19, 20, 21 – Ground Floor + 16 Floors with 846
Dwelling Units; Block 27 – Stilt Floor + 17 Floors with 136
Dwelling Units; Block 28, 29 & 30 (EWS) – Ground Floor +
20 Floors with 624 Dwelling Units (Totally 2446 Dwelling
Units); & Commercial Block : Triple Basement Floor +
Ground Floor+ 3 Floors + 4th Floor (Part) with Anchor
Shops, Food Court, 10 Cinema Theatres and Hotel Rooms
at T.S.No. 1/1, 1/2, 2/3, 2/4, 4/2 of Block no.26, T.S.No.
3/2, 3/3, 4/3, & 7/2 of Block No.27 of Koyembedu Village,
Jawaharlal Nehru Road, Chennai
5. Details of approval
a. Chennai Metropolitan Development :
Authority Planning permission No.

and Date :
b. Chennai Corporation B.L. and PPA No.
and Date :



6. Details of set back space provided as per Approved plan	Block2: Type B- 1 (G+16)	Block3: Type B- 1 (G+16)	Block- 27 Height	Block 28,29,30(LIG) –	Commercial Block
North	>11.00m	>11.00m	>12.00m	13.16m	>7.00m
South	>11.00m	>11.00m	>12.00m	13.00m	>7.00m
East	>11.00m	>11.00m	>12.00m	13.00m	>7.00m
West	>11.00m	>11.00m	>12.00m	13.00m	>7.00m

7. Details of number of Car Parking Two Wheelers parking etc., provided as per approved plan : Car Parks – 4884 Nos.
Two wheelers – 2009 Nos.
8. Details of provision of Transformer Room in Ground Floor as per approved plan. : Open Transformer Yard (Greater than 5mx5x size) is Provided (7Nos)
9. Details of provision of stand by Generator Room and Meter Room as per approved Plan : Generator Room and Meter room are Provided in Ground/Stilt Floor
10. Details of provision of Lifts as per approved plan. : > 2 Nos
11. Details of provision of Fire Safety Arrangements made to be made within the building : -
12. Details of provision of Water for drinking Purpose as well as other purpose : Provided
13. Details of area of construction and usage permitted in each floor as per approved plan


Area Statement									
B. No	Type	Block No.	Total Area	100%	10%	Bal	Parking	FSI Area	No.of Dwelling Units
	Basement Floor- Residential Blocks	BF-3 (Part)	22069.59	244.24	144.80	0.00	21680.55	0.00	0
		BF-2	73907.25	820.86	6962.40	0.00	66123.99	0.00	0
		BF-1	73749.77	820.86	10525.00	0.00	62403.91	0.00	0
	Basement Commercial Block	BF-3	27698.30	640.23	993.17	0.00	26064.90	0.00	0
		BF-2	27698.32	640.23	1883.41	0.00	25174.68	0.00	0
		BF-1	27698.29	654.68	1823.65	0.00	25219.96	0.00	0
1	Type - C	G+16	10736.67	429.93	25.26	440.59	0.00	9431.18	65
2	B-1	G+16	13679.75	429.93	57.22	581.12	0.00	12114.06	68
3	C-1	G+16	10763.96	429.93	25.26	434.49	0.00	9463.78	66
4	C	G+16	10736.67	429.93	25.26	440.59	0.00	9431.18	65
5	C	G+16	10736.67	429.93	25.26	440.59	0.00	9431.18	65
6	C	G+16	10736.67	429.93	25.26	440.59	0.00	9431.18	65
7	B	G+16	13567.06	429.93	57.22	521.35	0.00	11998.09	64
8	C	G+16	10736.67	429.93	25.26	440.59	0.00	9431.18	65
9	A	G+16	10731.54	429.93	41.36	420.84	0.00	9433.70	65
10	C	G+16	10736.67	429.93	25.26	440.59	0.00	9431.18	65
11	B	G+16	13567.06	429.93	57.22	521.35	0.00	11998.09	64

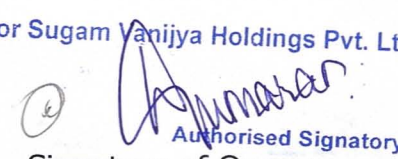


12	C	G+16	10736.67	429.93	25.26	440.59	0.00	9431.18	65
13	B (CC Obtained)	G+16	13567.06	429.93	57.22	521.35	0.00	11998.09	64
14	B (CC Obtained)	G+16	13567.06	429.93	57.22	521.35	0.00	11998.09	64
15	C (CC Obtained)	G+16	10736.67	429.93	25.26	440.59	0.00	9431.18	65
16	A (CC Obtained)	G+16	10731.54	429.93	41.36	420.84	0.00	9433.70	65
17	B (CC Obtained)	G+16	13567.06	429.93	57.22	521.35	0.00	11998.09	64
18	C (CC Obtained)	G+16	10736.67	429.93	25.26	440.59	0.00	9431.18	65
19	C (CC Obtained)	G+16	10736.67	429.93	25.26	440.59	0.00	9431.18	65
20	C (CC Obtained)	G+16	10736.67	429.93	25.26	440.59	0.00	9431.18	65
21	C (CC Obtained)	G+16	10736.67	429.93	25.26	440.59	0.00	9431.18	65
22	B (CC Obtained)	G+16	13567.06	429.93	57.22	521.35	0.00	11998.09	64
23	A (CC Obtained)	G+16	10731.54	429.93	41.36	420.84	0.00	9433.70	65
24	A (CC Obtained)	G+16	10731.54	429.93	41.36	420.84	0.00	9433.70	65
25	B (CC Obtained)	G+16	13567.06	429.93	57.22	521.35	0.00	11998.09	64
26	B	G+16	13567.06	429.93	57.22	521.35	0.00	11998.09	64
27	D	Stilt + 17	19999.79	429.71	8.40	813.79	1058.11	17116.79	136
28	LIG	Stilt + 20	46944.11	2018.79	596.23	1221.58	1566.81	32570.74	624
29									
30									
Club House (CC Obtained)			7015.05	33.12	150.00	0.00	0.00	5958.64	0
Commercial Block			181872.93	2021.44	3319.42	0.00	0.00	85226.91	0
Area Added in Partial CC								186.00	
Total			813399.79	19502.34	27415.28	14192.23	229292.91	409530.59	2446


For OZONE PROJECTS PVT. LTD.


 Authorized Signatory


S. PRAKASH, M.Arch.,
 Registered Architect CA/93/15627
 Ozone Projects Pvt. Ltd.
 No. 63, G.N. Chetty Road,
 T. Nagar, Chennai - 600 017.

For Sugam Vanija Holdings Pvt. Ltd.

 Authorized Signatory
 Signature of Owner
 Promoter/Developer
 Of Building

Signature of Architect
 Engineer/Licensed
 Surveyor


 Signature of Planning
 Authority Chennai
 Metropolitan
 Development Authority


E.S. KUMAR, M.Tech-Structures
 Licensed Surveyor-Class-I, No: 1821,
 Corporation of Chennai,
 No: 155-B, 7th Street, Kothari Nagar,
 Rarnapuram, Cnennai - 600 089.


 25/11/17

 4/4/18