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	<p>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</p>
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Letter No.C3(S)/14088/2017

Dated: .02.2019

To
The Executive Officer,
Mangadu Town Panchayat,
Chennai.

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission application for the revised approval for the construction of **Combined Stilt floor + Combined 1st Floor + Combined 2nd Floor for parking (Block 1 to 3)** and **Block – 1:** 3rd floor. to 19th floor (170 Dwelling Units), **Block – 2:** 3rd floor to 19th floor(238 Dwelling Units), **Block – 3:** 3rd floor to 19th floor(170 Dwelling Units) -Totally 578 Dwelling Units & Club House – Ground Floor + 2 Floors, Kundrathur Main Road, Mangadu, Chennai-600119. Comprised in Survey No. **382(part), 383/1, 383/2, 409(part)** of **Mangadu Village**, Sriperumbudur Taluk, Kanchipuram District. – applied by **M/s. ALTIS VILLE LLP** Power of Attorney for M.Sumitha and M/s. Sameera Foundations Pvt. Ltd. Represented by M.Sumitha - Approved and forwarded to local body for issue of building license - Regarding.

- Ref:
1. Planning Permission Application received in the APU No. MSB/689/2017, dated 28.09.2017.
 2. Earlier Planning Permission was issued vide PP No. C/PP/MSB/42 (A to G)/ 2016; dated 29.7.2016 in File No C3(S)/13184/2015.
 3. Environment Clearance in letter No. SEIAA/TN/F.4028/EC/8(a)/437/2015, dated 18.12.2015.
 4. NOC from CMWSSB in letter No. CMWSSB/P&D/EE-I/SP/35(2015-16)/ CMDA/2016 dt.11.04.2016 (Swimming Pool).
 5. NOC from DF&RS in letter R. Dis No.18084/C1/2017, PP.NOC No.100/2017, dated 01.12.2017.
 6. NOC from AAI in letter No. CHEN/SOUTH/B/112417/263511 Dt.06.12.2017.
 7. Applicant letter dated 02.01.2018
 8. Minutes of the 239th MSB panel meeting held on 09.01.2018
 9. NOC from Police (Traffic) in letter Rc.No.Tr./License/1278/27287/ 2017 dated 14.02.2018.

10. This office letter even No. dated 29.1.2018 & 01.03.2018 addressed to the applicant.
11. This office letter addressed to Government dated 18.04.2018.
12. Government Letter (Ms.) No.57, dated 17.05.2018.
13. This office letter (DC advice) even No. dated 11.07.2018 addressed to the applicant.
14. Applicant letter dated 27.07.2018 (Remittance of DC & other charges)& 02.08.2018.
15. This office letter (Supplementary DC advice) even No. dated 03.09.2018 addressed to the applicant.
16. Applicant letter dated 04.09.2018 (Remittance of additional DC & other charges)
17. Applicant letter dated 07.09.2018 (Structural design vetted by PWD).
18. This office letter even No. dated 24.09.2018 addressed to the applicant.
19. The Memorandum of Upper floor parking registered vide document No.14691 of 2018 dated 25.09.2018
20. This office letter even No. dated 25.10.2018 addressed to the applicant.
21. Applicant letter dated 08.01.19(Undertakings).
22. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and The Government letter No. TNRERA/261/2017, dated 09.08.2017.
23. GO (Ms) No.135, dated 21.07.2017 (shelter Fee)
24. GO (Ms) No.85, H&UD (UD4(3)) Dept., dated 16.05.2017

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The Planning Permission application for the revised approval for the construction of **Combined Stilt floor + Combined 1st Floor + Combined 2nd Floor for parking (Block 1 to 3)** and **Block – 1:** 3rd floor to 19th floor (170 Dwelling Units), **Block – 2:** 3rd floor to 19th floor(238 Dwelling Units), **Block – 3:** 3rd floor to 19th floor(170 Dwelling Units) -Totally 578 Dwelling Units & Club House – Ground Floor + 2 Floors, Kundrathur Main Road, Mangadu, Chennai-600119. Comprised in Survey No. **382**(part), **383/1**, **383/2**, **409**(part) of **Mangadu Village** has been examined and Planning Permission is issued based on the Government approval accorded in the reference 12th cited subject to the usual conditions put forth by CMDA in reference 13th & 15th cited, including compliance of conditions imposed by the Government agencies in the reference 3rd , 5th, 6th & 9th cited subject to the following conditions.

The applicant should obtain the amendment to the earlier Environment Clearance NOC for the additional dwelling units and additional buitup area before applying the Completion Certificate.

2. The applicant has remitted the following charges in letter dated 27.07.2018 & 04.09.2018.

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Sl.No	Charges/Fees/Deposits	Total Amount	Receipt No & date
i.	Development charge	Rs.2,70,000/-	Receipt No.B007816 dated 27.07.2018.
ii.	Additional Development charges	Rs.27,000/-	Receipt No.B008050 dated 04.09.2018.
iii.	Balance Scrutiny fee	Rs.50,000/-	Receipt No.B007816 dated 27.07.2018.
iv.	Security Deposit for Building	Rs.58,70,000/- Rs.2,85,00,000/-	Bank Guarantee furnished.
v.	Additional Security Deposit for Building	Rs.8,60,000/-	Receipt No.B008050 dated 04.09.2018. ✓
vi.	Security Deposit for Display Board.	Rs.10,000/-	Receipt No.B007816 dated 27.07.2018. ✓
vii.	Security Deposit for STP	Rs.20,000/-	
viii.	Infrastructure & Amenities charges	Rs.13,50,000/-	
ix.	Shelter Fee	Rs.1,43,70,000/-	

3. The applicant has furnished the amendment to the earlier Bank guarantee No.004GT02161480009 issued on 27.05.2016 with validity period upto 26.05.2019 towards Security deposit for Building for the earlier proposal. The Bank enhance the Bank Guarantee value from Rs. 2,26,50,000/- (Rupees Two Crores and twenty six Lakhs and fifty thousand only) to Rs. 2,85,00,000/- (Rupees Two Crores and Eighty five Lakhs only) with validity period extend from 26.05.2019 to 22.07.2023 has been issued by HDFC Bank limited, Egmore Branch towards Security deposit for Building.

4. The Applicant has also furnished an undertaking in the reference 21st cited to abide by the terms and conditions put forth by Police (Traffic), DF&RS, AAI, PWD & Environment Clearance and the conditions imposed by CMDA in the reference 10th cited.

5. The applicant has gifted the Memorandum of Upper floor parking registered vide document No.14691 of 2018 dated 25.09.2018 in the reference 19th cited.

6. 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 harvesting structures shown in the approved plan to the satisfaction of the Authority will also be considered as a deviation to the approved plan and violation of Development Regulation 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.

7. The Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority. The Town & Country Planning Act 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 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 the continued structural stability of the buildings. In this regard, applicant along with the Architect and Structural Engineer and Construction Engineer has furnished necessary undertakings for Structural Design Sufficiency as well as for supervision in the prescribed formats.

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 considers only the aspect 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. 17 H & UD (UD-4(3) Department dated 05.02.2016, 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 project 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, as per the Government orders in the reference 22nd cited.

11. The partial refund of security deposit will not be considered for issuance of partial Completion certificate.

12. The applicant has to obtain prior permission from the Executive Authority concern for the construction of Swimming pool as per G.O. Ms. No. 97, MAWS Dept, dated 07.07.2015. The applicant has to furnish NOC from the Executive Authority at the time of applying Completion Certificate.

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13. Applicant shall not commence construction without building approval from the local body concerned. Applicant also has to erect temporary lightning arrester during the entire construction phase of the project.

14. Two sets of approved plans numbered as **C/PP/MSB/05 (A to J)/2019**, dated **.02.2019** in **Planning Permit No.11946** are sent herewith. The Planning Permit is valid for the period from **11.02.2019** to **10.02.2024**.

15. This approval is not final. The applicant has to approach the Commissioner, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

Yours faithfully,

O/c

[Signature]
11/02/19

For **PRINCIPAL SECRETARY/
MEMBER-SECRETARY**

[Signature] 7/2/19 *[Signature]* 8/2/19 *[Signature]* 8/2/19 2/14

Encl: 1) Two sets of approved plans
2) Two copies of Planning Permit

Copy to:

1.	M/s. ALTIS VILLE LLP Power of Attorney for M.Sumitha & M/s. Sameera Foundations Pvt Ltd Represented by M.Sumitha 502/503, 5 th Floor, Prince Tower, College Road, Nungambakkam, Chennai – 600 006.	
2.	The Deputy Planner, Enforcement Cell (South), CMDA, Chennai-600 008.	(With one set of approved plans) <i>[Signature]</i> 13/2/19
3.	The Director of Fire & Rescue Service No.1, Greams Road, Chennai-600 006.	(With one set of approved plans)
4.	The Additional Commissioner of Police (Traffic), Greater Chennai, Vepery, Chennai-600 007.	
5.	The Chief Engineer, CMWSSB, No.1 Pumping Station Road, Chintadripet, Chennai-600 002.	
6.	The Chief Engineer, TNEB, Chennai-600 002.	

7.	The Commissioner of Income Tax No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-600 034.	
8.	Thiru.A.Venkatakrishnan, B.Arch., Architect Licensed Surveyor No.18,3rd Seaward Road Valmiki Nagar, Thiruvanmiyur, Chennai – 600 041.	BY SPEED POST
9.	Thiru.ALEX JACOB, B.E., M.Tech, Dip.bldg. Sc, M.I.E., Structural Engineer,Class- I L.S. No.433 41/A, Beach road, Kalakshetra Colony Chennai -600 090.	BY SPEED POST
10.	Thiru. RAVI, Site Engineer, Prince Towers,5th Floor, No.25, College Road, Nungambakkam, Chennai – 600 006.	BY SPEED POST