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	<p><b>CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY</b> Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008 Phone : 28414855 Fax: 91-044-28548416 E-mail: <a href="mailto:mscmda@tn.gov.in">mscmda@tn.gov.in</a> Web site: <a href="http://www.cmdachennai.gov.in">www.cmdachennai.gov.in</a></p>
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Letter No. C3(S)/14500/2016

Dated: 10.09.2018

To  
**The Commissioner,**  
Pallavaram Municipality.

Sir,

Sub: CMDA – APU – MSB (South) Division – Revised Planning Permission for the Proposed construction of Combined Triple Basement floors for **Block 1 & 2** with Ground floor + 9 floors - IT/ITES Building & **Block – 3** : Ground floor + 4 floors - Multilevel Two wheeler Parking at old S.No.202/3, 4, 5, 6, 7, 8, 9A, 9B, 10, 11, 203/10B, 206/3, 206/4, T.S.Nos.9/5, 9/6, 9/7, 9/8, 9/9, 9/13, 9/14, 9/16, 9/17, 9/18, 9/19, 10/3, 10/4 Block No. 25, Ward No.C, Zamin Pallavarm village, MMRD Road, Chennai – applied by **Thiru Raju Gupta, (GPA)**- Approved and forwarded to local body for issue of building license - Regarding.

- Ref:
1. Planning Permission Application received in APU No. MSB /0673/ 2016, dated.21.09.2016.
  2. Earlier Planning Permission issued by CMDA vide letter No. C3(S)/6653/2014, dated 10.02.2016 & OSR gift deed registered in document no. 10445/2015 dt 29.10.2015 and Land Delivery Report in U.O. note no. TDR/OSR/18092/2015 dt 13.01.2015.
  3. Applicant letter dated 21.11.2016 with revised plan.
  4. NOC from ELCOT in letter No.ELCOT/ITP&D/FSI-RAJU/1182/2016, dated 29.11.2016.
  5. Minutes of the 234<sup>th</sup> MSB Panel meeting held on 23.01.2017
  6. NOC from Police (traffic) received in letter Rc.No.Tr/Licence / 1446 /29681/2016, dated 23.02.2017.
  7. This office even letter No. dated 08.02.2017 addressed to the Government.
  8. NOC from DF&RS received in letter R.Dis.No.16984/C1/2016, PP.NOC No.13/2017, dated 14.03.2017.
  9. Government letter (Ms) No, 57 H&UD Dept, dated 30.03.2017.
  10. This office even letter No. dated 06.04.2017 addressed to the

SRO, Pallavaram.

11. GLV received from SRO, Pallavaram in letter No.154/2017, dated 07.04.2017.
12. This office letter DC advice even letter No., dated 24.04.2017.
13. Applicant letter dated 07.03.2018, 20.07.2018, 19.07.2018 & 18.07.2018
14. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and The Government letter No. TNRERA/261/2017, dated 09.08.2017.
15. GO (Ms) No.135, dated 21.07.2017 (shelter Fee)
16. GO (Ms) No.85, H&UD (UD4(3)) Dept., dated 16.05.2017

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The Planning Permission for the proposed construction of Multistroyed Building Group development consisting Block A: Basement Floor + Stilt Floor + 14 floors, Block B : Basement Floor + Stilt Floor +13 Floors + 14 Floor Part – Residential building with 351 dwelling units was issued in the reference 2<sup>nd</sup> cited. Applicant has revised the earlier proposal and resubmit the Planning Permission Application for the proposed construction of Combined Triple Basement floors for Block 1 & 2 with Ground floor + 9 floors - IT/ITES Building & Block – 3 : Ground floor + 4 floors - Multilevel Two wheeler Parking at Old S.No.202/3, 4, 5, 6, 7, 8, 9A, 9B, 10, 11, 203/10B, 206/3, 206/4, T.S.Nos.9/5, 9/6, 9/7, 9/8, 9/9, 9/13, 9/14, 9/16, 9/17, 9/18, 9/19, 10/3, 10/4 Block No. 25, Ward No.C, Zamin Pallavarm village, MMRD Road, Chennai in the reference 1<sup>st</sup> cited has been examined and Planning Permission is issued based on the Government approval accorded in the reference 9<sup>th</sup> cited subject to the usual conditions put forth by CMDA in reference 12<sup>th</sup> cited, including compliance of conditions imposed by the Government agencies in the reference 4<sup>th</sup>, 6<sup>th</sup>, 8<sup>th</sup> and also to comply with the following condition

- i) **Culvert design to be obtained from Highways Department and execute the same for accessing the road as per the guideline issued by the Highways Department before issue of Completion Certificate.**
- ii) **Environment Clearance shall be obtained for additional built up area (71840.09sqmt – 69228.62 = 2611.47sqmt)**

2. The applicant has remitted the following charges in letter dated 07.03.2018 vide Receipt No.B006832, dated 07.03.2018. *after adjusting the charges already paid in the*

Charges/Fees /Deposits	Total Amount	Charges already remitted in file No. C3(S)/6653/2014.	Balance amount remitted
Development charge	Rs.19,90,000/-	Rs.6,70,000/ Receipt No.01354, Dated 8.07.2015	Rs.13,20,000/- Receipt No.B006832, dated 07.03.2018.

*rather approved in the plan*

Scrutiny fee	----	----	Rs.80,000/- Receipt No.B006832, dated 07.03.2018.
Security Deposit (STP)	Rs.8,92,000/-	Rs.4,00,000/- Receipt No.Sd/111, Dated 8.07.2015	Rs.4,92,000/- Receipt No.B006832, dated 07.03.2018.
Security Deposit Display Board	Rs.10,000/-	Rs.10,000/- Receipt No.Sd/111, Dated 8.07.2015	Rs.10,000/- Receipt No.B006832, dated 07.03.2018.
Infrastructure & Amenities charges	Rs.3,34,40,000/-	Rs.1,24,40,000/ Receipt No.01355, Dated 8.07.2015	Rs.2,10,00,000/- Receipt No.B006832, dated 07.03.2018.

3. Earlier, Planning Permission issued for the construction of Multistroyed Building Group development consisting Block A: Basement Floor + Stilt Floor + 14 floors, Block B : Basement Floor + Stilt Floor +13 Floors + 14 Floor Part – Residential building with 351 dwelling units was issued in the reference 2<sup>nd</sup> cited hereby stands canceled and revised Planning Permission hereby issued.

4. The applicant has executed Gift Deed for OSR area in reference 2<sup>nd</sup> cited. The applicant has furnished undertaking to fill and raise the level upto the abutting road level for the entire portion gifted for OSR and to construct the culvert between the OSR portion and the abutting road before submitting the application for issue of Completion Certificate for the proposed building.

5. The applicant has furnished the bank guarantee from Kotak Mahindra Bank Ltd. Bangalore, M.G.Road No.22, Kotak House Branch in BG No. 8066OBG18011606 dated 15.06.2018 for Rs.1,06,80,000/- towards **Security deposit for Building** and BG No. 8066OBG18011613, dated 15.06.2018 for Rs.5,70,60,000/- towards **Caution Deposit** along with amendment from the Kotak Mahindra Bank Ltd and Confirmation letter authorizing the local branch M/s. Kotak Mahindra Bank Ltd., Trade Finance Capitale, 10<sup>th</sup> Floor, No.555, Anna Salai, Teynampet, Chennai – 600 018 to invoke the Bank Guarantee or written claim.

6. The Applicant has also furnished an undertaking in letter dated 18.07.2018 to abide by the terms and conditions put forth by Government agencies such as Police (Traffic), DF&RS, AAI and IAF and also the conditions imposed by the CMDA in the reference 12<sup>th</sup> cited.

**7. 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.**

8. 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.

9. 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.

10. 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.

**11. 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 1/3<sup>rd</sup> of the total Terrace area by the applicant.**

**12. 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 26<sup>th</sup> cited.

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

14. 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.

15. Two sets of approved plans numbered as **C/PP/MSB -IT /31 (A to L)/2018**, dated **.08.2018** in **Planning Permit No. 11919** are sent herewith. The Planning Permit is valid for the period from **10.08.2018 to 9.09.2023**.

16. 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,

for **PRINCIPAL SECRETARY/  
MEMBER-SECRETARY**

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

**Copy to:**

1.	<b>Thiru Raju Gupta,</b> (GPA holder for Tvl.Manohar Gopal and others), No.16, Millers Road, Vasanth Nagar, Bangalore – 560 052.	
2.	<b>The Deputy Planner,</b> Enforcement Cell (South), CMDA, Chennai-600 008.	(With one set of approved plans)
3.	<b>The Director of Fire &amp; Rescue Service</b> No.1, Greams Road, Chennai-600 006.	(With one set of approved plans)
4.	<b>The Additional Commissioner of Police (Traffic), Greater Chennai,</b> Vepery, Chennai-600 007.	



5.	<b>The Chief Engineer, CMWSSB,</b> No.1 Pumping Station Road, Chintadripet, Chennai-600 002.	
6.	<b>The Chief Engineer,</b> TNEB, Chennai-600 002.	
7.	<b>The Commissioner of Income Tax</b> No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-600 034.	
8.	<b>Thiru. T.Dhinesh,</b> Architect CA/2009/43967, No.10/1, Second street, Kasthuribai Nagar, Avadi, Chennai – 600 054.	<b>BY SPEED POST</b>
9.	<b>Thiru .Amarnaath R. Boraiah,</b> Structural consultant, Class I LS No.1820, No.17, C-Block, R.V.Nagar, ashok Nagar, Chennai – 600 083.	<b>BY SPEED POST</b>
10.	<b>Thiru. Bhuvanesh.N Site Engineer,</b> No.47, Prestige point Building, haddows Road, Nungambakkam, Chennai.600 006	<b>BY SPEED POST</b>

