

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: [mcmda@tn.gov.in](mailto:mcmda@tn.gov.in)

Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

**Letter No. C3(S)/3448/2017**

**Dated: 28.02.2018**

To

**The Commissioner,**  
Greater Chennai Corporation,  
Ripon Building  
Chennai – 600 003.

Sir,

Sub: CMDA – Area Plans Unit - MSB (South) Division –Planning Permission application for the proposed construction of **Combined Triple Basement floors + Combined Stilt floor (Part) cum Ground Floor (Part)** with Retail shop area, Reception, AHU Room & Generator room + **Tower I**– 1<sup>st</sup> Floor to 27<sup>th</sup> floor(part) + 28<sup>th</sup> Floor (part) – IT/ITES Building : **Tower – II** : 1<sup>st</sup> Floor to 19<sup>th</sup> Floor (part) + 20<sup>th</sup> Floor (part)– IT/ITES Building : **TOWER III** : 1<sup>st</sup> floor to 7<sup>th</sup> floor – Guest Rooms, Cafeteria, Meeting Rooms, Utility area & **Tower – IV** : 1<sup>st</sup> floor to 2<sup>nd</sup> floor – Food Court at Door No.5/142, Rajiv Gandhi Salai (Old Mahabalipuram Road), Perungudi at Survey No.134/1A2A & 134/2A1 Of **Palavakkam Village**, Sholinganallur Taluk, Kanchipuram District, Chennai – 600 096. Applied by **M/s.Perungudi Real Estates Private Limited** - Approved and forwarded to local body for issue of building license - Regarding.

- Ref:
1. Planning Permission Application received in the APU No.MSB/2017/000136, dated 09.03.2017.
  2. AAI NOC Letter NOC ID: CHEN/SOUTH/B/071516/151492 dated 28.07.2016 valid upto 27.07.2021 – Tower 1 (Permitted Height : 124.94m).
  3. AAI NOC Letter NOC ID: CHEN/SOUTH/B/071516/151493 dated 28.07.2016 valid upto 27.07.2021 – Tower 2 (Permitted Height : 125.14m).
  4. AAI NOC Letter NOC ID: CHEN/SOUTH/B/071516/151495 dated 28.07.2016 valid upto 27.07.2021 – Tower 3 (Permitted Height : 124.52m)..





5. DF&RS NOC Letter R.Dis. No. 21082/C1/2016 PP.NOC.No. 06/2017 dated 17.02.2017.
6. ELCOT NOC Letter Ref No. ELCOT/ITP&D/FSI-Perungudi/1185/2017 dated 14.03.2017.
7. SEZ Notification issued by Government of India, Ministry of Commerce & Industry (Department of Commerce) in S.O. 1091 (E) dated 31.03.2017.
8. G.O.(Ms) No. 85, H&UD (UD4(3)) Department dated 16.05.2017.
9. G.O.(Ms) No. 135, H&UD (SC1-2) Department, dated 21.07.2017.
10. Environmental Clearance Letter No. SEIAA/TN/F.5708/EC/8(b)/514/2016, dated 20.05.2017.
11. Agenda & Minutes of 236<sup>th</sup> MSB Panel meeting held on 31.05.2017.
12. This office letter even No. dated 02.06.2017 addressed to the government.
13. Government letter (Ms) No.124, dated 12.07.2017.
14. Applicant letter dated 11.08.2017.
15. This office letter even No. dated 28.08.2017 addressed to the Sub-Registrar, Neelangarai SRO.
16. The Sub-Registrar, Neelangarai SRO letter No. 423(2)/2017 dated 30.08.2017.
17. IAF NOC Letter No. TC/14758/2/ATC (PC-592), dated 07.09.2017.
18. Applicant letter dated 12.09.2017.
19. This office DC advice letter dated 03.10.2017 addressed to the applicant.
20. Applicant letter dated 19.10.2017
21. Hon 'ble High court order dated 24.10.2017 in WMP.nos.29054 & 29055 in W.P No. 27188 of 2017.
22. NOC from Police (Traffic) letter in Rc.No.Tr./License/415/8577/2017, dated 31.10.2017
23. Applicant letter dated 31.10.2017 with undertaking for Shelter fee.
24. OSR Gift deed Doc.No.8803/2017 dated 04.12.2017.
25. Applicant letter dated 19.01.2018 with undertaking for Govt. agencies.

The Planning Permission application for the proposed construction of **Combined Triple Basement floors + Combined Stilt floor (Part) cum Ground floor (part)** with Retail shop area, Reception, AHU Room & Generator room + **Tower I**– 1<sup>st</sup> floor to 27<sup>th</sup> floor(part) + 28<sup>th</sup> floor (part) – IT/ITES Building : **Tower – II** : 1<sup>st</sup> floor to 19<sup>th</sup> floor(part) + 20<sup>th</sup> floor (part) + 21<sup>st</sup> floor (part) – IT/ITES Building : **TOWER III** : 1<sup>st</sup> floor to 7<sup>th</sup> floor – Guest Rooms, Cafeteria, Meeting Rooms, Utility area & **Tower – IV** : 1<sup>st</sup> floor to 2<sup>nd</sup> floor – Food Court at Door No.5/142, Rajiv Gandhi Salai (Old Mahabalipuram Road), Perungudi at Survey no.134/1A2A & 134/2A1 Of Palavakkam village, Sholinganallur Taluk, Kanchipuram District, Chennai – 600 096. applied by M/s.Perungudi Real Estates Private Limited -has been examined and Planning Permission is issued based on the Government approval accorded in the reference 13<sup>th</sup> cited subject to the usual conditions put forth by CMDA in reference 19<sup>th</sup> cited, including compliance of conditions imposed by the Government agencies in the references. 2<sup>nd</sup> to 10<sup>th</sup>, 17<sup>th</sup> , 21<sup>st</sup> & 22<sup>nd</sup> cited and subject to the **outcome of the writ petition filed by the applicant in WP No. 27188 of 2017 MP No.29054 & 29055 of 2017.**



2. The applicant has remitted the following charges in letter dated 17.11.2017:

Sl.No	Charges/Fees/Deposits	Total Amount	Receipt No. & date.
1	Development charge for land and building under Sec.59 of the T&CP Act, 1971	<b>Rs.90,25,000/-</b> (Rupees Ninety lakhs and twenty five thousand only)	Receipt No.B005934 dt.31.10.2017
2	Regularization Charges	<b>Rs.32,25,000/-</b> (Rupees Thirty two lakhs and twenty five thousand only)	
3.	Security Deposit for Display Board	<b>Rs.10,000/-</b> (Rupees ten thousand only)	Receipt No.B005934 dt.31.10.2017
4.	Security Deposit for Building	<b>Rs.10,60,00,000/-</b> (Rupees ten Crore and sixty lakhs only)	B.G.No.289771217000011 dt.26.10.2017 from Indian Overseas Bank, Large corporate Branch, Bangalore (valid upto 25.10.2022)
5.	Security Deposit for STP	<b>Rs.53,25,000/-</b> (Rupees Fifty three lakhs and twenty five thousand only)	B.G.No.289771217000010 dt.26.10.2017 from Indian Overseas Bank, Large corporate Branch, Bangalore (valid upto 25.10.20)
6.	Infrastructure & Amenities charges	<b>Rs.12,03,50,000/-</b> (Rupees Twelve crore three lakhs and fifty thousand only)	Receipt No.B005934 dt.31.10.2017
7.	Shelter Fee	<b>Rs.9,03,00,000/-</b> (Rupees Nine crore and three lakhs only)	Applicant has obtained the court order from Hon'ble High Court dated in WP No.27188 of 2017 MP No.29054 & 29055 of 2017.





8.	Caution Deposit	<b>Rs.24,70,00,000/-</b> (Rupees Twenty four crore and seventy lakhs only)	B.G.No.289771217000012 dt.26.10.2017 from Indian Overseas Bank, Large corporate Branch, Bangalore (valid upto 25.10.2022)
----	-----------------	---	--

3. The applicant has not remitted Shelter fee of **Rs.9,03,00,000/-** (Rupees Nine crore and three lakhs only) demanded in the reference **21<sup>st</sup>** cited, for which the applicant has filed Writ Petition before the Hon'ble High Court in **WP No. 27188 of 2017 MP No.29054 & 29055 of 2017**, and obtained interim stay order on 27.10.2017 and hence the Planning Permission is released **subject to the outcome of the writ petition filed by the applicant in WP No. 27188 of 2017 MP No.29054 & 29055 of 2017**. The applicant in letter dated 31.10.2017 has furnished an undertaking deed in Rs.20/- stamp paper that, in case the final verdict of the above writ petition goes against the applicant and if the High Court directs them to pay the Shelter Fee, they undertake to pay the Shelter Fee to CMDA.

4. The Applicant has also furnished an undertaking to abide by the terms and conditions put forth by Police (Traffic), DF&RS, AAI, IAF, ELCOT, SEIAA and the conditions imposed by CMDA in the reference 25<sup>th</sup> cited.

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. Applicant has to erect temporary lightning arrester during the entire construction phase of the project.

6. The Local body is requested to ensure water supply and sewage 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 harvest structures shown in the approved plans to the satisfaction of the Authority will also be considered as a deviation to the approved plan and violation of Development Regulations and enforcement action will be taken against such development.

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 1/3<sup>rd</sup> 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.**

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

12. Two sets of approved plans numbered as **C/PP/MSB-IT/08(S-1 to S-36)/2018 dated 28.02.2018** and **Planning Permit No.11196** are sent herewith. The Planning Permit is valid for the period from **28.02.2018 to 27.02.2023**.

13. 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.

*o/c*

Yours faithfully,

*[Signature]*  
28/2/18

for **MEMBER-SECRETARY**

*3/*



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

*[Signature]*  
28/02/18

*[Signature]*  
28/2/2018

*[Signature]*  
28/2/18

**Copy to:**

1.	<b>M/s.Perungudi Real Estates Private Limited</b> No.110, Rajiv Gandhi Salai, (Old SRP Tools), OMR, Thiruvanmiyur, Chennai – 600 041.	
2.	<b>The Deputy Planner,</b>  Enforcement Cell (South), CMDA, Chennai-600 008.	(With one set of approved plans)  8/3/18
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, 10/1, 2 <sup>nd</sup> Street, Kasturibai Nagar, Avadi, Chennai- 600 054.	<b>BY SPEED POST</b>
9.	<b>Thiru.N.N.Nagendra Kumar</b> Structural Engineer, 1307, Brigade Towers, 135,Brigade Road, Bangalore – 560 025.	<b>BY SPEED POST</b>
10.	<b>Thiru.R.Thirumanan</b> Site Engineer, No.110, Rajiv Gandhi Salai, (Old SRP Tools), OMR, Thiruvanmiyur, Chennai – 600 041.	<b>BY SPEED POST</b>

