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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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Letter No. C3(S)/5932/2017

Dated: 21.12.2017

To

The Commissioner

Greater Chennai Corporation

Ripon Building

Chennai – 600 003.

Sir,

Sub: CMDA – Area Plans Unit - MSB (South) Division – Planning Permission for the Proposed construction of Multistoreyed Building (Basement floor (Part)+Ground floor (Mechanized parking) + 9 Floors Assembling of Electrical & Electronics purpose at Plot No.SP26, Thiru. Vi. Ka. Industrial Estate, Guindy, Chennai.32. bearing in T. S.No.39/1, 40/1 , 41/1, 42/1, 43/1, Block No.5 of Alandur Village, applied by **M/s. Kcchar Homes Pvt.ltd** (POA of M/s. Globe Mirror Industries) - Approved and forwarded to local body for issue of building license - Regarding.

- 26/12
- 26/12
- signature
- Ref: 1. Planning Permission Application received in APU No. MSB /252/ 2017, dated.27.04.2017.
2. NOC from TANSIDCO in letter RC. No.11/A/2017, dated 24.03.2017 .
3. Minutes of the 236th MSB Panel meeting held on 31.05.2017.
4. NOC from AAI in letter No.CHEN/SOUTH/B/050517/218420, dated 31.05.2017.
5. This office letter even No. dated 01.06.2017 addressed to the Government.
6. The Government letter (Ms) No. 129, ^{H&UD (UDI) dept} dated 18.07.2017.
7. The G.O.(Ms) No.135, H&UD(SC1-2) Dept, Dated 21.07.2017.
8. NOC from IAF in letter No.TC/14758/2/ATC (PC -582), dated 31.07.2017.
9. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and Government letter No.TNRERA/261/2017, dated 09.08.2017.
10. This office DC advice letter even no. dated 01.09.2017.
11. NOC from DR&RS in letter R.Dis.No.8602/C1/2017, PP. NOC.No.54/2017, dated 01.09.2017
12. NOC from Police (Traffic) in letter Rc.No.Tr./Licence/613/13681/2017, dated 22.09.2017.
13. Applicant letter dated 10.11.2017 ^{enclosing payment receipt &} with undertaking.



The Planning Permission for the Proposed construction of Multistoryed Building, — Basement floor (Part)+Ground floor (Mechanized parking) + 9 Floors Assembling of Electrical & Electronics purpose at Plot No.SP26, Thiru. Vi. Ka. Industrial Estate, Guindy, Chennai.32. Bearing in T. S.No.39/1, 40/1, 41/1, 42/1, 43/1, Block No.5 of Alandur Village, has been examined and Planning Permission is issued based on the Government approval accorded in the reference 6th cited subject to the usual conditions put forth by CMDA in reference 10th cited, including compliance of conditions imposed by the Government agencies in the reference 2nd, 4th, 8th, 11th and 12th cited;

2. The applicant has remitted the following charges in the reference 13th cited vide receipt No.B005616, dated 19.09.2017.

Sl.No	Charges/Fees/Deposits	Total Amount
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.5,25,000/- (Rupees Five Lakh and Twenty Five Thousand Only)
ii)	Balance Scrutiny fee.	Rs.30,000/- (Rupees Thirty Thousand only)
iii)	Security Deposit for Building	Rs.56,00,000/- (Rupees Fifty Six Lakhs only)
iv)	Security Deposit for Display Board	Rs. 10,000/- (Rupees Ten Thousand only).
v)	Infrastructure & Amenities charges	Rs. 70,60,000/- (Rupees Seventy Lakhs and Sixty Thousand Only)
vi)	Caution Deposit	Rs.1,73,80,000/- (Rupees One Crore Seventy Three lakhs and Eighty Thousand only)
vii)	Shelter Fund	Rs. 52,95,000/- (Rupees Fifty Two Lakhs and Ninety Five Thousand Only)

3. The applicant has also furnished a Demand Draft for a sum of **Rs.11,50,000/-** (Rupees Eleven Lakh and Fifty Thousand only) vide DD No.37486, dated 19.09.2017 drawn at IndusInd Bank Ltd, T.Nagar, Chennai in favour of the Managing Director, CMWSSB towards Infrastructure Development Charge.

4. The Applicant has also furnished an undertaking to abide by the term and conditions put forth by Police (Traffic), DF&RS, AAI, IAF, TANSIDCO and the conditions imposed by CMDA in the reference 10th cited. Applicant has also furnished the technical details for Pit Puzzle parking system from M/S. KLAUS Multiparking Systems Pvt.Ltd.

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.



7. In respect of water supply, it may be possible for CMWSSB to extend water supply for the purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 10(ten) 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.

8. 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.

9. 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.

10. 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.

11. 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.

12. 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.

13. Two sets of approved plans numbered as **C/PP/MSB / 58(A to G)/2017, dated .12.2017** in **Planning Permit No. 11186** are sent herewith. The Planning Permit is valid for the period from **.12.2017 to .12.2022.**

14. 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 **MEMBER-SECRETARY**
 20/12/17
 20.12.2017
 20/12/17

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

Copy to:

1.	M/s. Kochar Homes Pvt.ltd (POA of M/s. Globe Mirror Industries) No.24/12, Raghavaiah Road, T.Nagar, Chennai - 600 017.	
2.	The Deputy Planner, Enforcement Cell (South), CMDA, Chennai-600 008.	(With one set of approved plans)
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. Ramamurthy Gopalakrishanan, Architect, 32/2, "Hamsa" Ground floor, Ranga Rao Road, Shankarapuram, Bangalore 560004.	BY SPEED POST



9.	Thiru.Arun Karanth. N , Structural Engineer No.7, Laxmi Narasimha Complex, 15 th Cross, 100Feet road, JP.Nagar, Bangalore – 560 078.	BY SPEED POST
10.	Thiru.R.Geethamani , Plot No.63, DuraiRaj street, Thiru Nagar, Valasaravakkam, Chennai – 600 087.	BY SPEED POST

