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BY REGISTERED POST WITH ACK-DUE

	<p align="center">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)/680/2019

Dated: .02.2020

To
The Commissioner,
Greater Chennai Corporation,
Chennai – 600 003.

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission Application for the proposed construction of High Rise Residential Group Development building consisting of 9 Towers, **Tower 1-** (Type B1) Stilt + 19 floors -114 Dwelling units, **Tower 2-** (Type A) Stilt + 19 floors -114 Dwelling units, **Tower 3,4,5-**(Type B2) Stilt + 19 floors - 152 Dwelling units each, **Tower 6,7, 8-** (Type C) Stilt + 19 floors - 190 Dwelling units each, **Tower 9-** (Type C1) Stilt + 19 floors -133 Dwelling units (**Totally 1387 dwelling units**) at Todhunter Nagar, Chennai – 600 015. Comprised in T.S.No.1 & 4 pt. in Block 22 and T.S.No.1 in Block 30 of Government farm Village, Guindy Taluk, Chennai applied by **The Executive Engineer & ADO, TNHB** - Approved and forwarded to local body for issue of building license - Regarding.

Handwritten signature
6/3/2020

- Ref:
1. Planning Permission Application received in the SBC No. MSB/S/680/2019, dated 16.08.2019.
 2. Minutes of the meeting conducted by the Principal Secretary to the Government, H&UD dept., on 26.06.2018.
 3. Agenda & Minutes of the 253rd MSB Panel Meeting held on 13.09.2019.
 4. Copy of Government G.O.No.21 dated 29.01.2013 issued by H&UD(HB5(2))dept.,
 5. NOC from AAI in letter CHEN/SOUTH/B/080118/325368 dated 20.08.2018 valid upto 19.08.2026. (AMSL – 9m, Top Elevation – 75m) Type A.
 6. NOC from AAI in letter CHEN/SOUTH/B/080118/325370, 325371, 325372 dated 20.08.2018 valid upto 19.08.2026. (AMSL – 9m, Top Elevation – 75m) Type B.

7. NOC from AAI in letter CHEN/SOUTH/B/080318/325963 dated 20.08.2018 valid upto 19.08.2026.(AMSL – 9m, Top Elevation – 75m) Type B1.
8. NOC from AAI in letter CHEN/SOUTH/B/080118/325373, 325374 dated 20.08.2018 valid upto 19.08.2026. (AMSL – 9m, Top Elevation – 75m) Type C.
9. NOC from AAI in letter CHEN/SOUTH/B/080218/325375,325377 dated 20.08.2018 valid upto 19.08.2026. (AMSL – 9m, Top Elevation – 75m) Type C1 - Tower 9.
10. Copy of NOC from DF&RS in letter R.Dis No.13694/C1/2018, PP.NOC.No 131/2018 dated 05.10.2018.
11. NOC from IAF in letter TAM/5218/1/ATC (PC – 47/18) dated 11.01.2019.
12. Executive Engineer & ADO, TNHB letter No. CIT/PLG/1125/2016 dated 04.09.2019.
13. This office letter even No. dated 25.09.2019.
14. Executive Engineer & ADO, TNHB letter CIT/PLG/1935/2018 dated 07.11.2019 with revised plan.
15. Government letter No.22901/HB5(2)/2019-1 dated 11.11.2019 enclosing the copy of TNHB letter No. TP1/18196/2018 dated 05.11.2019.
16. NOC from Police (Traffic) in letter Rc.No.Tr./License/784/23306/2019 dated 09.11.2019.
17. This office letter even No. dated 14.11.2019 addressed to the Government
18. The Government letter (Ms) No.186, H&UD (UD1(1)) dept, dated 20.11.2019.
19. This office letter even No. dated 12.12.2019 addressed to the SRO, Chennai South Joint I,Guindy.
20. Letter received from SRO, Chennai South Joint I, Guindy in Lr.No.351/ORB/2019 dated 13.12.2019.
21. This office DC advice letter even No. dt.23.12.2019.
22. Copy of Government G.O.(Ms)No.01 dated 03.01.2020 from H&UD[UD-1(1)]Department regarding waive payment of Premium FSI charges.
23. Executive Engineer, TNHB in letter No.CIT/PLG/1125/2016 dated 21.01.2020 with Remittance of DC & other charges.
24. Executive Engineer, TNHB in letter No.CIT/PLG/1935/2018 dated 27.01.2020 with revised plan & undertakings.
25. Copy of NOC from SEIAA in letter No.SEIAA/TN/F.7115/EC/8(a)/675/2019 dated 27.11.2019.
26. NOC from PWD in Letter No.DB/T5(3)F -Todhunter Nagar-TNHB TNGRHS/2019/M dated 09.01.2020.
27. Executive Engineer, TNHB in letter No.CIT/PLG/1935/2018 dated 18.02.2020 with undertaking of 18.0m wide Link Road.

28. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017
29. G.O.(Ms).No.18 Municipal Administration & Water Supply (MA-I) Department, dated 04.02.2019.
30. WP(MD) No.8948 of 2019 & WMP (MD) Nos.6912 &6913/2019 dated 12.04.2019.
31. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and The Government letter No. TNRERA/261/2017, dated 09.08.2017.
32. G.O.(Ms) No.85, H&UD (UD4(3)) Dept., dated 16.05.2017.
33. G.O.(Ms) No.86, H&UD Department dated 28.03.2012.

The Planning Permission Application for the proposed construction of High Rise Residential Group Development building consisting of 9 Towers, **Tower 1-** (Type B1) Stilt + 19 floors -114 Dwelling units, **Tower 2-** (Type A) Stilt + 19 floors -114 Dwelling units, **Tower 3,4,5-**(Type B2) Stilt + 19 floors - 152 Dwelling units each, **Tower 6,7, 8-** (Type C) Stilt + 19 floors - 190 Dwelling units each, **Tower 9-** (Type C1) Stilt + 19 floors -133 Dwelling units (**Totally 1387 dwelling units**) at Todhunter Nagar, Chennai – 600 015. Comprised in T.S.No.1 & 4 pt. in Block 22 and T.S.No.1 in Block 30 of Government farm Village, Guindy Taluk, Chennai applied by **The Executive Engineer & ADO, TNHB** has been examined and Planning Permission is issued based on the Government approval accorded in the reference 18th cited subject to the usual conditions put forth by CMDA in reference 21st cited, including compliance of conditions imposed by the Government agencies in the reference 4th to 11th , 15th , 16th , 22nd , 25th & 26th cited subject to the condition that as per the minutes of the meeting conducted by the Principal Secretary to the Government, H&UD dept., in the reference 2nd cited, **18m wide Road to be formed before applying the Completion Certificate. To this effect TNHB has furnished the undertaking in the reference 27th cited.**

2. The applicant has remitted the following charges vide receipt No.B0015579 dated 22.01.2020 in the reference 23rd cited.

Sl.No	Charges/Fees/Deposits	Total Amount
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.15,25,000/- (Rupees Fifteen Lakhs and Twenty five Thousand only)
ii)	Balance Scrutiny fee	Rs.75,000/- (Rupees Seventy five Thousand Only)
(iii)	Regularisation Charges	Rs.20,20,000/- (Rupees Twenty Lakhs and Twenty Thousand only)
iv)	Infrastructure & Amenities charges	Rs.3,82,20,000/- (Rupees Three Crores Eighty Two Lakhs and Twenty thousand only)
v)	Shelter Fee	Rs.3,89,30,000/- (Rupees Three Crores Eighty Nine lakhs and Thirty Thousand only)

vi)	Premium FSI charges	Furnished G.O.(Ms) No.01 dated 03.01.2020 to waive payment of Premium FSI charge.
vii)	IDC charges for CMWSSB	Rs.1,79,70,000/- (Rupees One Crore Seventy nine Lakhs and Seventy Thousand only)

3. The Applicant has also furnished an undertaking in the reference 24th cited to abide by the terms and conditions put forth by Police (Traffic), DF&RS, AAI, IAF, Environmental Clearance & PWD and the conditions imposed by CMDA in the reference 20th cited.

4. The Promoter has to submit the necessary sanitary application directly to CMWSSB and only after due sanction he can commence the internal sewer works.

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 Tamil Nadu Combined Development Building Rule 2019 and enforcement action will be taken against such development.

5. 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.

6. 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. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent authority.

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

8. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority.

9. The Executive Authority of Local Body before issuing Building Permit for the construction of new building shall ensure if it has a provision in the building design itself for an insulated pipeline from the rooftop in the building to various distribution points where hot water is required. The new building shall have provision for continuous water supply to the solar water heating system. The new building shall also have open space on the roof top to receive direct sun light. The load bearing capacity of the roof shall atleast be 50 Kilogram per Sq.m. All new buildings shall have solar assisted water hearing system installed before they are utilized for business or other activity.

The capacity of solar water assisted water heating system to be installed shall be decided in consultation with the Executive Authority. The recommended minimum capacity shall not be less than 25 Litres per person per day for each bath room and kitchen subject to the condition that maximum of 50 percent of the total roof area is provided with the system as per norms to be fixed by the Tamil Nadu Energy Development Agency from time to time.

10. The applicant shall reserve 1/3rd open Terrace Area for erection of Solar Photo Voltaic Panel and the same has to be ensured before issue of Completion Certificate.

11. As per G.O.(Ms) No.112, H&UD Department dt.22.06.2017, 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.

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



13. This Planning Permission is issued under New Rule TNCD&BR 2019 subject to final outcome of the W.P.(MD) No. 8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

14. Two sets of approved plans numbered as C/PP/MSB/11(A to U)/2020, dated 28 .02.2020 in Planning Permit No.13213 are sent herewith. The Planning Permit is valid for the period from 28 .02.2020 to 27.02.2025.

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,

ok

[Signature]
28/2/2020

2/25

For MEMBER-SECRETARY

[Signature]
27/2/2020

[Signature]
27/2/2020

[Signature]
27/2/2020

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

Copy to:

1. **Executive Engineer & ADO TNHB,**
CIT Nagar Redevelopment Works Division,
TNHB, EGMORE,
Chennai – 600 008.
2. **The Deputy Planner,** *[Signature]* (With one set of approved plans)
Enforcement Cell (South), CMDA, *3/3/2020*
Chennai-600 008.
3. **The Director of Fire & Rescue Service** (With one set of approved plans)
No.1, Greams Road, Chennai-600 006.
4. **The Additional Commissioner of Police (Traffic),**
Greater Chennai,
Vepery, Chennai-600 007.
5. **The Chief Engineer, CMWSSB,** (With one set of approved plans)
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.



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8. **S. Magesh Shankar,** **BY SPEED POST**
B.Arch ., M.S. (Construction management)
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9. **M.Z.MAHBOOB, M.Tech.(Structural)** **BY SPEED POST**
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10. **THIRU.S.RAVI CHANDRAN** **BY SPEED POST**
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11. **Thiru.P.Sivaganesh (Site Engineer),** **BY SPEED POST**
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Siva
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