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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008

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Letter No. C3(S)/10355/2018

Dated: .02.2019

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

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission Application for the Proposed construction of Multistoreyed Group Development with **3** Blocks consisting of **Block 1:** Double Basement floor + Stilt floor+1st to 3rd floor (parking) + 4th to 16th floors, **Block 2 & 3:** Triple Basement floor + Stilt floor + 1st to 3rd floor (parking) + 4th to 16th floors for IT/ITES purpose at Door No.2, Pallavaram Thorapakkam Radial Road (MMRD), Pallikaranai, Chennai, bearing S.No. **56/1B1, 1B2, 2A2A, 2A2B, 2A4A1, 2A4A2, 2A4B1, 2A4B2, 2B2A, 2B2B, 57/3B, 75/1, 2A, 2B, 3A1, 3A2, 3B, 4, 5,6,7, 8A1, 8A2, 76/1A1, 1A2A, 1A2B, 1B1, 1B2, 1C1A1, 1C1B, 1C2, 1D, 2A, 2B, 3, 4, 5, 7, 8, 9, 10, 83/3, 84/2B, 3, 86/4A1, 4A2,** of Pallikaranai village – applied by **M/s. Sycamore Properties Pvt. Ltd, Tvl.S.Thayalan & others** - Approved and forwarded to local body for issue of building license - Regarding.

- 13/2/19
- Ref:
1. Planning Permission Application received in APU No. MSB /493/ 2017, dated.18.07.2017.
 2. NOC from **ELCOT** in letter No. ELCOT/ITP&D/FSI-THAYAL /1180/2016, dated 26.05.2017.
 3. NOC from **AAI** in letter No.CHEN/SOUTH/B/100417/250424, CHEN/SOUTH/B/100417/250426 and CHEN/SOUTH/B/ 100417/250427, dated 25.10.2017.
 4. NOC from **Police** (Traffic) in Rc. No.Tr.License/906/20526 /2017, dated 06.11.2017.
 5. NOC from **DF&RS** in letter R.Dis.No.14543/C1/2017, PP.NOC. No.92/2017, dated 17.11.2017.

6. NOC from **IAF** in letter No.TC/14758/2/ATC (PC-617), dated 22.12.2017.
7. Minutes of the 239th MSB panel meeting held on 09.01.2018.
8. Applicant letter dated 13.02.2018, 23.02.2018, 08.03.2018 23.03.2018.
9. This office letter even No. dated 09.04.2018 addressed to the Government.
10. NOC from Petroleum & explosive safety organization (PESO) letter No. A/P/SC/TN/15/3175(P422680), dated 22.05.2018 & A/P/SC/TN/15/3176(P422683), dated 22.05.2018
11. Government letter (Ms) No.92, H&UD Dept, dated 05.07.2018.
12. This office letter even No. dated 24.07.2018 addressed to the SRO, Joint I, Saidapet.
13. SRO, Joint I, Saidapet letter No.8158/ORB/2018, dated 27.07.2018.
14. Environment clearance in letter No. SEIAA/TN/F.5589/EC/86 /597/2016, dated 06.08.2018.
15. This office letter (DC advice) even No. dated 16.08.2018 addressed to the applicant.
16. NOC from **PWD** in letter No. E.Va..A.3/Ko28(NOC – pallikaranai)1590 pala/dated 01.09.2018.
17. Applicant letter dated 04.09.2018 & 07.09.2018, 27.09.2018, 08.10.2018 (undertakings), 09.10.2018, 23.10.2018, 26.10.2018, 23.11.2018, 27.11.2018, 10.12.2018
18. Memorandum of Agreement for upper floor parking registered in document No.13802/2018, dated 20.12.2018.
19. OSR area registered in gift deed document No.13751/2018, dated 20.12.2018 & Land delivery receipt received in UO Note No.TDR/OSR/23159/2018, dated 03.01.2019.
20. Link road & Road widening portion registered in gift deed document No.13752/2018, dated 20.12.2018 & 13753/2018, dated 20.12.2018 & Land delivery receipt received in UO Note No.TDR/23160/2018, dated 03.01.2019.
21. Applicant letter dated 07.01.2019 & 31.01.2019.
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)



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24. GO (Ms) No.85, H&UD (UD4(3)) Dept., dated 16.05.2017

* * *

The Planning Permission Application for the Proposed construction of Multistoried Group Development with **3** Blocks consisting of **Block 1:** Double Basement floor + Stilt floor+1st to 3rd floor (parking) + 4th to 16th floors, **Block 2 & 3:** Triple Basement floor + Stilt floor + 1st to 3rd floor (parking) + 4th to 16th floors for IT/ITES purpose at Door No.2, Pallavaram Thorapakkam Radial Road (MMRD), Pallikaranai, Chennai, bearing S.No. **56/1B1, 1B2, 2A2A, 2A2B, 2A4A1, 2A4A2, 2A4B1, 2A4B2, 2B2A, 2B2B, 57/3B, 75/1, 2A, 2B, 3A1, 3A2, 3B, 4, 5,6,7, 8A1, 8A2, 76/1A1, 1A2A, 1A2B, 1B1, 1B2, 1C1A1, 1C1B, 1C2, 1D, 2A, 2B, 3, 4, 5, 7, 8, 9, 10, 83/3, 84/2B, 3, 86/4A1, 4A2,** of Pallikaranai village has been examined and Planning Permission is issued based on the Government approval accorded in the reference 11th cited subject to the usual conditions put forth by CMDA in reference 15th cited, including compliance of conditions imposed by the Government agencies in the reference 2nd, 3rd, 4th, 5th, 6th, 10th 14th, & 16th cited and subject to the condition

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.

2. The applicant has remitted the following charges in Receipt No. B008072, dated 6.09.2018.

Sl.No	Charges/Fees/Deposits	Total Amount	Receipt No & date
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.86,70,000/- (Rupees Eighty Six Lakhs and Seventy Thousand Only)	Receipt No. B008072, dated 6.09.2018.
ii)	Balance Scrutiny fee	Rs.1,90,000/- (Rupees One Lakh and Ninety Thousand only)	
iii)	Regularisation Charges	Rs.37,80,000/- (Rupees Thirty Seven Lakhs and Eighty Thousand only)	
iv)	Security Deposit for Building	Rs.12,99,50,000/-(Rupees Twelve Crores Ninety Nine lakhs and Fifty Thousand only)	Bank Guarantee furnished
v)	Security Deposit for Display Board	Rs.10,000/-(Rupees Ten Thousand Only)	Receipt No. B008072, dated 6.09.2018.
vi)	Security Deposit for STP	Rs.36,56,000/-(Rupees Thirty Six Lakhs and Fifty Six Thousand Only)	

vii)	Infrastructure & Amenities charges	Rs.13,71,00,000/- (Rupees Thirteen Crores Seventy One lakhs only)	Receipt No. B008072, dated 6.09.2018.
viii)	Caution Deposit	Rs.12,65,50,000/-(Rupees Twelve Crores Sixty Five lakhs and Fifty Thousand only)	Bank Guarantee furnished
ix)	Shelter Fee	Rs.10,28,25,000/- (Rupees Ten Crores Twenty Eight Lakhs and Twenty Five Thousand Only)	Receipt No. B008072, dated 6.09.2018.

3. The applicant has furnished the Bank Guarantee for Rs.12,99,50,000/-(Rupees Twelve Crores Ninety Nine lakhs and Fifty Thousand only) in BG No.104671218000052, dated 03.09.2018 from Indian overseas Bank, C & IC Branch, Dr.Radhakrishnan salai, Mylapore, Chennai- 600 004 in lieu of Security Deposit for Building and Bank Guarantee for Rs.12,65,50,000/-(Rupees Twelve Crores Sixty Five lakhs and Fifty Thousand only) in BG No.104671218000053, dated 03.09.2018 from Indian overseas Bank, C&IC Branch, Dr.Radhakrishnan salai, Mylapore, Chennai- 600 004 in lieu of Caution Deposit.

4. The applicant has gifted the OSR area registered in gift deed document No.13751/2018, dated 20.12.2018 & Land delivery receipt received in UO Note No.TDR/OSR/23159/2018, dated 03.01.2019 and Link road & Road widening portion registered in gift deed document No.13752/2018, dated 20.12.2018 & 13753/2018, dated 20.12.2018 & Land delivery receipt received in UO Note No.TDR/23160/2018, dated 03.01.2019.

5.The applicant has executed the Memorandum of Agreement for upper floor parking registered in document No.13802/2018, dated 20.12.2018.

6. The Applicant has also furnished an undertaking in letter dated 08.10.2018 to abide by the terms and conditions put forth by ELCOT, AAI, Police (Traffic), DF&RS, IAF, Petroleum & explosive safety organization (PESO), Environment Clearance, PWD & the conditions imposed by CMDA in the reference 15th cited.

7. 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.



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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, as per the Government orders in the reference 22th cited.

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

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- IT/03 (A to W)/2019, dated 5.02.2019** in **Planning Permit No. 11944** are sent herewith. The Planning Permit is valid for the period from **5.02.2019 to 4.02.2024**.

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 **PRINCIPAL SECRETARY/
MEMBER-SECRETARY**

[Handwritten signature]
9/2/2019

[Handwritten signature]
05/02/19 2/29
[Handwritten signature]
9/2/2019

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

Copy to:

1.	M/s. Sycamore Properties Pvt. Ltd, Tvl.S.Thayalan & others Suit 207, Regus Olympia, Olympia Techpark, Level -2, Altius Block, No.1, SIDCO Industrial Estate, Guindy, Chennai-600 032	<i>[Handwritten signature]</i>
2.	The Deputy Planner, Enforcement Cell (South), CMDA, Chennai-600 008.	(With one set of approved plans) <i>[Handwritten signature]</i> 11/2/19
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, Class I RA No.41, No.18, Third Seaward Road, Valmigi Nagar, Thiruvanmiyur, Chennai.600 041.	BY SPEED POST
9.	Thiru.B.E.Pruthiviraja, Structural Engineer License No.2190, Class I. No.180/84, 3 rd Floor, Trunk road, Porur, Chennai 600 116.	BY SPEED POST
10.	Thiru.Jaggarao Komara, Site Engineer, Regus Olympia, Olympia Techpark, Level -2, Altius Block, No.1, SIDCO Industrial Estate, Guindy, Chennai-600 032	BY SPEED POST