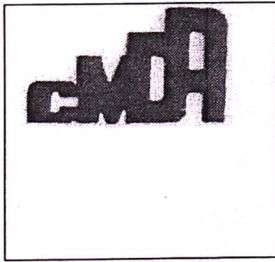


BY REGISTERED POST WITH ACK-DUE



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. C3(S)/143/2019

Dated: . .2020

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

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission Application (Revision to the earlier approval) of High Rise building for Proposed construction of Double Basement floor + Stilt floor + 1st floor to 11 floors Commercial (Office) Building with Multilevel car parking (Mechanical Parking) at Ekkattuthangal Metro Station, Jawaharal Nehru Road, Ekkattuthangal, Chennai, Bearing in TS. No. 67/3, 70/1, 71/3, 74/4, 75/2, 85/2, Block No.4 of Alandur village, applied by **M/S. Chennai Metro Rail Limited** - Approved and forwarded to local body for issue of building license - Regarding.

- Ref: 1. Planning Permission Application received in the SBC No. CMDA/PP/MSB/S/0143/2019, dated 15.04.2019.
2. Earlier Planning Permission was issued vide letter No. C3(S)/17822 /2015, dated 30.11.2017, C/PP/MSB/48(A to G)/2017, in Planning Permit No.11176,
3. NOC from AAI in letter No. CHEN/SOUTH/B/062916 /146715, dated 13.07.2016
4. Minutes of the 250th MSB panel meeting held on 15.05.2019.
5. NOC from Police (Traffic) in letter Rc.No.Tr/License/464/13273/2019, dated 07.06.2019.
6. M/s. CMRL letter No. CMRL/CON/DES/PD/DDC-PMC/026/2019, dated 03.07.2019(with revised plan).
7. NOC from DF&RS in letter R.Dis.No.8896/C1/2019, PP. NOC.No.102/2019, dated 14.08.2019.
8. This Office letter even no. dated 18.07.2019 addressed to the Government.
9. Government Letter (Ms) No. 133, H&UD Department dt.17.09.2019
10. This office letter even No. dated 18.10.2019 addressed to the SRO, Joint I Sub Register, (Incharge), Saidapet.

11. The SRO, Joint I Sub Register, (Incharge), Saidapet in letter No.351/ORB/2019, dated 23.10.2019.
12. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
13. G.O.(Ms).No.18 MAWS Department, dated 04.02.2019
14. This office letter (DC advice) even No., dated 12.11.2019
15. M/s.CMRL letter No. CMRL/CON/DES/PD/DDC-PMC/055 /2019, dated 27.11.2019.
16. M/s.CMRL letter No. CMRL/CON/DES/PD/DDC-PMC/057 /2019, dated 29.11.2019.
17. M/s.CMRL letter No. CMRL/CON/DES/PD/DDC-PMC/064 /2019, dated 23.12.2019 with undertakings.
18. M/s.CMRL letter No. CMRL/CON/DES/PD/DDC-PMC/071 /2020, dated 13.01.2020 & 03.03.2020
19. M/s.CMRL letter No. CMRL/PD/DDC/2014/425, dated 06.03.2020.
20. G.O. (Ms) No.135, dated 21.07.2017.
21. G.O. (Ms) No.85, H&UD (UD4(3)) Dept., dated 16.05.2017
22. G.O. (Ms) No.147, H&UD (UD1) Dept., dated 26.10.2018.

* * *

The Planning Permission Application (Revision to the earlier approval) of High Rise building for Proposed construction of Double Basement floor + Stilt floor + 1st floor to 11 floors Commercial (Office) Building with Multilevel car parking (Mechanical Parking) at Ekkattuthangal Metro Station, Jawaharal Nehru Road, Ekkattuthangal, Chennai, Bearing in TS. No. 67/3, 70/1, 71/3, 74/4, 75/2, 85/2, Block No.4 of Alandur village has been examined and Planning Permission is issued based on the Government approval accorded in the reference 9th cited subject to the usual conditions put forth by CMDA in reference 14th cited, including compliance of conditions imposed by the Government agencies in the reference 3rd, 5th & 7th cited.

2. The applicant has remitted the following charges vide receipt No. B0015021, dated 28.11.2019 in applicant letter dated 29.11.2019.

Sl. No.	Charges	Total amount	Charges already remitted vide receipt No. B003423, dated 25.01.2017.	Amount remitted
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.5,00,000/-	Rs.4,50,000/-	Rs.50,000/- (Rupees Fifty Thousand only)
ii)	Balance Scrutiny Fee	Nil	-	Rs.50,000/- (Rupees Fifty Thousand Only)
iii)	Regularisation charge for land	Nil	-	-

Sl. No.	Charges	Total amount	Charges already remitted vide receipt No. B003423, dated 25.01.2017.	Amount remitted
iv)	OSR charges	Nil	-	-
v)	Security Deposit For Building	Rs.68,75,000/-	Rs.63,10,000/-	Rs.5,65,000/- (Rupees Five lakhs Sixty Five Thousand Only) BG furnished
vi)	Security Deposit for Display Board	Rs.10,000/-	-	Rs.10,000/-(Ten Thousand only)
vii)	IDC payable to MD, CMWSSB	Rs.29,80,000/-	Rs.19,20,000/-	Rs.10,60,000/- (Rupees Ten Lakhs and Sixty Thousand only)
viii)	Infrastructure & Amenities Charges	13279.56sqmt	Rs.72,60,000/- (FSI area of 9656.57sqmt)	Rs.27,40,000/- (Rupees Twenty Seven Lakhs and Forty Thousand only) FSI area 3622.98sqmt.
ix)	Shelter Fee	-	-	Rs.21,00,000/- (Rupees Twenty One lakhs only)
x)	Premium FSI charges	Rs.82,00,000/-	-	Rs.82,00,000/- (Rupees Eighty Two Lakhs only)
xi)	Caution deposit	Nil	-	Nil

3. The applicant has also furnished a Demand Draft for a sum of Rs. **Rs. 10,60,000/-** (Rupees Ten Lakhs and Sixty Thousand only) bearing 948989, dated 20.11.2019 drawn from Corporation Bank, Ashok Nagar, Chennai in favour of the Managing Director, CMWSSB towards Infrastructure Development Charge.

4. The applicant has furnished the bank guarantee for Rs.5,65,000/- in BG No. 0505619BG0002111, dated 26.11.2019 & Validity up to 25.11.2024 from State Bank of India, Anna Salai, Chennai - 600 002, (TFPC No.157, 6th Floor) towards Security Deposit For Building.

5. The Applicant has also furnished an undertaking in the reference 17th cited to abide by the terms and conditions put forth by Police (Traffic), DF&RS & AAI and the conditions imposed by CMDA in the reference 14th cited.

6. 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.

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

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

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

12. 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.

13. 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

14. 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.

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

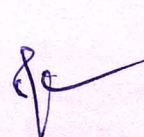
16. This Planning Permission is issued under New Rule TNCD&BR 2019 subject to final outcome of the W.P.(MD) No. 8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

17. Two sets of approved plans numbered as **C/PP/MSB/20(A to F)/2020, dated .05.2020 in Planning Permit No. 13222** are sent herewith. The Planning Permit is valid for the period from **.07.2020 to .07.2025.**

18. Earlier Planning permission issued in the reference 2nd cited is stands cancelled.

19. 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,



[Handwritten signature]
9/9/2020

For **MEMBER-SECRETARY**

[Handwritten signature]
30/7/2020
8/9/2020

[Handwritten signature]
8/9/2020

[Handwritten signature]
9/9/2020

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

Copy to:

1.	M/S. Chennai Metro Rail Limited Rep by.Mr.Ravi, CMRL Depot, Admin Building, Poonamallee High Road, Koyambedu, Chennai – 600 107	
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.	(With one set of approved plans)
6.	The Chief Engineer, TNEB, Chennai-600 002.	
7.	The Commissioner of Income Tax No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-600 034.	
8.	Ar.G.Rajeswari Bai,(Architect) CMDA Registration No.RA/Gr.I/19/03/113, Taamaesek Engineering Consortium, No.5, 1 st Floor, Bishop Wallers Avenue West, off TTK Road, Mylapore, Chennai 600 004.	BY SPEED POST
9.	Thiru.C.Boopalan, (Structural Engineer), Class 1- LS No.1615, Taamaesek Engineering Consortium, No.5, 1 st Floor, Bishop Wallers Avenue West, off TTK Road, Mylapore, Chennai 600 004.	BY SPEED POST
10.	Thiru.K.Durga Kumar (Site Engineer), No.5, 1 st Floor, Bishop Wallers Avenue (West), Mylapore, Chennai 600 004.	BY SPEED POST