

BY REGISTERED POST WITH ACK-DUE



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Chennai - 600 008
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Web site: www.cmdachennai.gov.in

Letter No. C3(S)/807/2017

Dated: 22/12.2017

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

Sub: CMDA – Area Plans Unit - MSB (South) Division – Planning Permission for the Proposed Additional construction of Multistoreyed Building **Block 2:** Triple Basement floor + Stilt floor part/Ground floor (part) +9 floors + 10th floor (part) for IT/ITES purpose with Shop, Food court & Plaza in 1st floor to the existing approved IT Building **Block No.1:** Ground floor + 6 floors with **Multilevel car parking (MLCP) Block no.1:** Basement floor +Ground floor +3 floors + 4 floor (part) buildings at No.110, Mount Poonamallee Road, Porur, Chennai 600 116, bearing S.No. 25/4A2, 4D2, 4E2, 25/4G2, 4H1, 4H2, 4H3B, 4H4, 4H6A, 26, 27, 28/2 of Porur Village applied by **M/s. RMZ Infinity (Chennai) Ltd** (formerly Known as W.S.Electric Ltd) - Approved and forwarded to local body for issue of building license - Regarding.

- Ref:
1. Planning Permission Application received in APU No. MSB /035/ 2017, dated.13.01.2017.
 2. Earlier Planning Permission issued by this office letter No.C3/20098/2006, dated 27.08.2008 and Partial Completion Certificate issued by this office letter No.Ec2/17246/2007, dated 23.12.2008 and renewed by this office letter No.C3/9267/2011, dated 11.12.2012.
 3. NOC from AAI in letter No.CHEN/SOUTH/B/112615/223788, dated 07.03.2016.
 4. NOC from IAF in letter No.Air HQ/S 17726/4/ATS (Ty BM-MMDLIX), dated 26.08.2016.
 5. NOC from ELCOT received in letter No. ELCOT/ITP&D/FSI-WSE/ 1183/2017, dated 23.01.2017.
 6. Minutes of the 235th MSB Panel meeting held on 30.03.2017.
 7. This office letter even No., dated 20.04.2017 addressed to the Government.
 8. Letter No.ELCOT/ ITPD/GIM-2015/WSE/2017, dated 15.06.2017 from the Chairman & Managing director, ELCOT.
 9. NOC from DF&RS in letter No.R.Dis.No.5814/C1/2017, PP NOC. No. 35/2017, dated 04.05.2017.

10. NOC from Police (Traffic) in letter Rc.No.Tr/License/489/10479/2017, dated 30.06.2017.
11. Environmental Clearance (EC) in letter no. SEIAA/TN/F.4701/EC/8(b)/520/2016, dated 30.05.2017.
12. The Government letter (Ms). No.148, H&UD Dept., dated 21.08.2017.
13. This office letter even No., dated 22.09.017 to the SRO, Kundrathur.
14. SRO, Kundrathur in letter no.3/2017, dated 26.09.2017
15. This office DC letter even No. dated 28.09.2017.
16. Applicant letter dated 25.10.2017 with undertakings & Structural drawings vetted by PWD.
17. ^{specific remarks} NOC from DF&RS in letter No.R.Dis.No.7734/C1/2017, dated 13.12.2017.
18. Applicant dt. dt 15.12.17 along specific remarks from DF&RS and undertaking.

The Planning Permission for the Proposed Additional construction of Multistoreyed Building **Block 2:** Triple Basement floor + Stilt floor part/Ground floor (part) +9 floors + 10th floor (part) for IT/ITES purpose with Shop, Food court & Plaza in 1st floor to the existing approved IT Building **Block No.1:** Ground floor +6 floors with **Multilevel car parking (MLCP) Block no.1:** Basement floor + Ground floor +3 floors +4 floor (part) buildings at No.110, Mount Poonamallee Road, Porur, Chennai 600 116, bearing S.No. 25/4A2, 4D2, 4E2, 25/4G2, 4H1, 4H2, 4H3B, 4H4, 4H6A, 26, 27, 28/2 of Porur Village has been examined and Planning Permission is issued based on the Government approval accorded in the reference 11th 12th 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 3rd, 4th, 5th, 9th, 10th, 11th and 17th cited ~~and~~

2. The applicant has remitted the following charges in the reference 16th cited.

Sl.No	Charges/Fees/Deposits	Total Amount	Receipt No. & Date.
i)	Development charge	Rs.61,80,000/- (Rupees Sixty One Lakh and Eighty Thousand Only)	Receipt No. B005844, dated 19.10.2017.
ii)	Balance Scrutiny fee.	Rs.80,000/-(Rupees Eighty Thousand only)	
iii)	Security Deposit for Building	Rs.9,84,80,000/- (Rupees Nine Crore Eighty Four lakh and Eighty Thousand only)	Bank Guarantee B.G. No. 300518915170011 dt. 16.10.2017.
iv)	Security Deposit for STP	Rs.30,38,000/-(Rupees Thirty Lakhs and Thirty Eighty Thousand Only)	Bank Guarantee B.G. No. 300518915170010 dt. 16.10.2017.
v)	Security Deposit for Display Board	Rs.10,000/-(Rupees Ten Thousand only).	Receipt No. B005844, dated 19.10.2017.
vi)	Infrastructure & Amenities charges	Rs.11,39,30,000/- (Rupees Eleven Crore Thirty Nine lakh and Thirty Thousand only)	
vii)	Caution Deposit	Rs.23,74,50,000/-(Rupees Twenty Three Crore Seventy Four lakhs and Fifty Thousand only)	Bank Guarantee B.G. No. 300518915170012 dt. 16.10.2017.

viii)	Shelter Fee	Rs.8,54,47,500/-(Rupees Eight Crore Fifty Four Lakh Forty Seven thousand and Five Hundred Only)	Receipt No. B005844, dated 19.10.2017.
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3. The applicant has furnished the Bank Guarantee in BG.No.3005IBGIS170011, dated 16.10.2017 drawn from the Vijaya Bank, Egmore, Chennai 600 008 towards Security Deposit for building for a sum of **Rs.9,84,80,000/-** (Rupees Nine Crore Eighty Four lakh and Eighty Thousand only) with a validity up to 15.10.2022, BG.No.3005IBGIS170010, dated 16.10.2017 drawn from the Vijaya Bank, Egmore, Chennai 600 008 towards Security Deposit for STP for a sum of **Rs.30,38,000/-**(Rupees Thirty Lakhs and Thirty Eighty Thousand Only) with Valid up to 15.10.2022 and BG.No.3005IBGIS170012, dated 16.10.2017 drawn from the Vijaya Bank, Egmore, Chennai 600 008 towards Caution Deposit of **Rs.23,74,50,000/-**(Rupees Twenty Three Crore Seventy Four lakhs and Fifty Thousand only) with Valid up to 15.10.2022 .

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 & Environment Clearance and the conditions imposed by CMDA in the reference 15th cited. Applicant has also furnished the technical details an automated car parking system from M/S. Wohn parking 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 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.

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 1/3rd 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 /57(S-1 to S-29)/2017, dated 20.12.2017** in **Planning Permit No. 11185** are sent herewith. The Planning Permit is valid for the period from **20.12.2017 to 19.12.2022.**

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.

Yours faithfully,

for **MEMBER-SECRETARY**

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

Copy to:

1.	M/s. RMZ Infinity (Chennai) Ltd (formerly Known as W.S.Electric Ltd) , No.110, Mount Poonamallee Road, Porur , Chennai - 600 116.
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26/12/17

2.	The Deputy Planner, C&T 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. A.Venkatakrisnan, Architect No.18, Third Seaward Road, Valmiki Nagar, Thiruvanmiyur, Chennai.600 041.	BY SPEED POST
9.	Thiru.H.P.Yogesh, Structural Engineer, RMZ Millenia Business Park, Campus IC, 1 st Floor, No.143, Dr.MGR Road,(North Veeranum Salai), Perungudi Chennai - 600 096.	BY SPEED POST
10.	Thiru.M.PonArasan. BE, Site engineer, RMZ Millenia Business Park, Campus IC, 1 st Floor, No.143, Dr.MGR Road,(North Veeranum Salai), Perungudi Chennai - 600 096.	BY SPEED POST