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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)/8289/2014

Dated : 28.01.2016

To
The Commissiner,
Pallavaram Municipality at Chromepet,
Chennai.

Sir,

Sub: CMDA – Area Plans Unit - MSB (South) Division – Planning Permission for the proposed construction of Basement floor + Stilt floor + 1st floor to 11th floor + 12th floor (Part) Residential building with 138 Dwelling units (Gym & Swimming pool at 12th floor) at Survey No. **200/9B, 201/2, 3B, 4, 5, 6, 7, 137/2** T.S.No. **11/2, 12/2, 3, 4, 5, 6, 8, 10,** Block No. 25 of Zamin Pallavaram village, MMRD Road, Chennai- Applied by **M/s. Agni Estates & Foundations Pvt. Ltd. (GPA) & Thiru G.S. Kanniappan** - Approved and forwarded to Local Body for issue of Building Licence – Reg.

- Ref**
1. Planning Permission Application received in MSB No. 462/2014 dt.03.06.2014.
 2. CMWSSB NOC Letter No. CMWSSB/P&D/EE-I/STP/21(2014-15)/2014 dt.30.06.2014 for Swimming Pool.
 3. CMWSSB NOC Letter No. CMWSSB/P&D/EE-I/SP/11(2014-15)/2014 dt.30.06.2014 for Swimming Pool.
 4. DF&RS NOC Letter R.Dis.No. 10452/C1/2014, PP.NOC.No. 66/2014 dt.14.07.2014.
 5. Traffic Police NOC letter Rc. No.Tr./licence/899/15740/2014 dated 24.07.2014
 6. Applicant letter dated 28.10.2014 enclosing Certificated in PP1, PP2 format.
 7. AAI NOC Letter No. AAI/RHQ/SR dt.26.11.2014 (Height permitted up to 43.08m from the Existing G.L)
 8. Agenda and Minutes of 227th MSB Panel meeting held on 19.01.2015.
 9. Proceedings of MS/CMDA according Special sanction dated 12.02.2015.
 10. This office letter even No. dt.12.02.2015 addressed to the Government.
 11. Government Letter (Ms) No. 64, H&UD Department dt.17.04.2015.
 12. This office letter even No. dt.04.05.2015.

13. Applicant letter dt.18.05.2015 enclosing Gift deed towards handing over of OSR area.
14. CMWSSB concurrence letter No. CMWSSB/P&D/EE-I/STP/66 (2014-15) /2015 dt.4.05.2015.
15. This office DC advice even No. dated 10.06.2015.
16. Revised Traffic Police NOC letter Rc. No.Tr./licence/489/14690/2015 dated 11.09.2015.
17. PWD (WRO) NOC letter No.T1/11999/CMDA/NOC/2015 dated 16.10.2015 (Inundation point of view)
18. OSR area gifted in Doc No.6847/2015 dated 31.07.2015 and taken possession on 16.12.2015.
19. IAF NOC letter No.Air HQ/S 17726/4/ATS(Ty BM – MMLXXXIV) dated 06.07.2015.(Height permitted -48.05m)
20. Revised DF&RS NOC Letter R.Dis.No. 11474/C1/2015, PP. NOC .No. 74/2015 dt.07.07.2015.
21. Applicant letter dated 05.01.2016.
22. Applicant letter dated 18.01.2016 & 27.01.2016

The Planning Permission Application received in the reference 1st cited for the proposed construction of Basement floor + Stilt floor + 1st floor to 11th floor + 12th floor (Part) Residential building with 138 Dwelling units (Gym & Swimming pool at 12th floor) at Survey No. **200/9B, 201/2, 3B, 4, 5, 6,7, 137/2** T.S.No. **11/2, 12/2, 3, 4, 5, 6, 8, 10**, Block No. 25 of Zamin Pallavaram village, MMRD Road, Chennai has been examined and Planning Permission issued based on the Government approval accorded in the reference 11th cited subject to the usual conditions put forth by CMDA including compliance of conditions imposed by the Government agencies in the references 2nd to 5th, 7th, 14th to 17th, 19th & 20th cited and also to comply with the following condition:

- (i) **The Local body/Enforcement cell shall ensure that the applicant has to furnish the plan fulfilling the conditions imposed in the reference 20th cited and get the same vetted by the DF&RS before commencement of the construction.**
- (ii) **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 in the reference 21st cited has remitted the following charges:

Sl. No	Charges	Receipt No. & Date	Amount
1.	Development Charges	A 0000218 dt.06.01.2016	Rs.2,75,000/-
2.	Regularisation Charges		Rs.2,65,000/-
3.	Scrutiny fee		Rs.25,000/-
4.	Penal Interest		Rs.38,294/-
5.	I&A Charges		Rs.49,65,000/-
6.	Interest on I&A charge	A 0000218	Rs.1,69,761/-

6.	Interest on I&A charge	A 0000218 dt.06.01.2016	Rs.1,69,761/-
7.	Security Deposit for Building		Rs.73,00,000/-
8.	Security Deposit for Display Board		Rs.10,000/-
9.	Security Deposit for Septic Tank		Rs.1,50,000/-

3. The applicant in letter dated 05.01.2016 has furnished an undertaking to abide by the terms and conditions put forth by CMDA and other Government agencies in the references 2nd to 5th, 7th, 14th to 17th, 19th & 20th cited.

4. 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.

5. 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.

6. Planning Permission for buildings is issued in accordance with the provisions of the Tamil Nadu Town & Country Planning Act, 1971 and the rules made there under. This 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 connected 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, Structural Engineer and Construction Engineer has furnished necessary certificates for structural sufficiency as well as for supervision in the prescribed formats in the reference 6th cited.

7. 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.

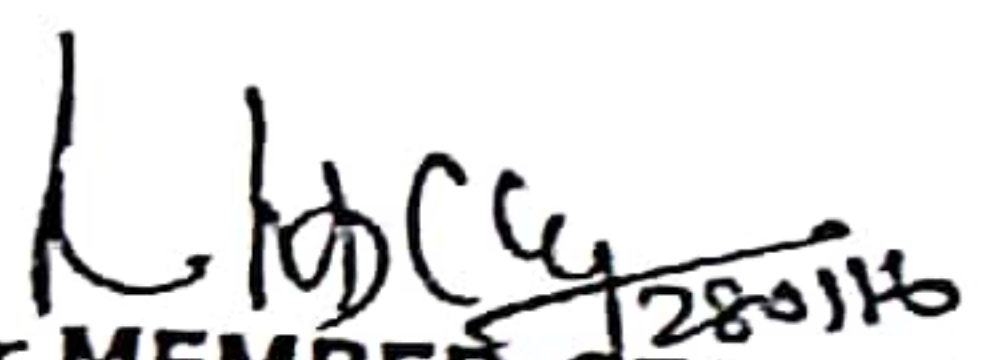
Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate / competent Court to decide 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.

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

10. Two sets of approved plans numbered as **C/PP/MSB/07(A to E)/2016**, dated **28.01.2016** and **Planning Permit No. 9052** are sent herewith. The Planning Permit is valid for the period from **28.01.2016** to **27.01.2019**.

11. This approval is not final. The applicant has to approach the Commissioner, Pallavaram Municipality @ Chrompet for issue of Building Permit under the Local Body Act.

Yours faithfully,


for **MEMBER-SECRETARY**


28-1-2016

Encl:

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

Copy to :

1. **M/s. Agni Estates & Foundations Pvt. Ltd. (GPA) & Thiru G.S. Kanniappan**
"Temple Towers" 3rd floor,
New No.76, North Mada Street,
Mylapore, Chennai – 600 004.

-
- | | |
|---------------------------------|----------------------------------|
| 2. The Deputy Planner, | (with one set of approved plans) |
| Enforcement Cell (South), CMDA, | |
-

(10)

Chennai Metropolitan Development Authority
PLANNING PERMIT

(Sec 49 of T & C. P. Act 1971)

PERMIT No. **9052**

Date of Permit **28/01/2016**

C/PP/MSB/07 A & E /2016

File No. **C3(S)/8289/2014** M/s. Agni Estates Pvt. Ltd.
POA of Thiru. Shivaji Rao
and Thiru. G. S. Kannappan,

Name of Applicant with Address **"Temple Towers" 3rd Floor,
No. 76, North Mada St, Mylapore, Ch-4.**
Date of Application **03/06/14**

Nature of Development : ~~Layout/Sub-division of Land/Building construction/Change in use of Land/Building~~

PP- Proposed construction of BF + Stilt Floor + 1st to 11th

Site Address **Floor + 12th Floor (P4) residential building with
138 d. units and Gym & Swimming Pool at 12th Floor (P4)
S. No. 200/9B, 201/2, 3B, 4, 5, 6, 7, 137/2, T.S. No.
11/2, 12/2, 3, 4, 5, 6, 8, 10, Block no. 25 of Zamin
Pallavaram village, MMRD Road, Chennai.**

Development Charge paid Rs. **2,75,000/-** A-0000218
Challan No. **06.01.16**

PERMISSION is granted to the ~~layout/sub-division of land/~~
~~building construction/change in use of land/building~~ according to the
authorised copy of the plan attached hereto and subject to the
condition overleaf.

3. The permit expires on **27/01/2019**
the building construction work should be completed as per plan before the expiry
date. If it is not possible to Complete the construction, request for renewing the
planning permit should be submitted to Chennai Metropolitan Development
Authority before the expiry date. If it is not renewed before the said date fresh.
Planning Permission application/has to be submitted for continuing the construction
work when the Development Control Rules that may be currently in force at that time
will be applicable. If the construction already put up is in deviation to the approved
plan and in violation of rules. Planning permit will not be renewed.

Govt. letter (MS) No. 64
H & UD Dept dt. 17.04.15

For MEMBER SECRETARY

1920-ம் வருடத்திய திருத்தப்பட்ட சென்னை நகராட்சிகளின் சட்டம் 200, 201-வது பிரிவுகளின்படி இடத்தை அங்கீகாரம் செய்யவும், குடிசையில்லாத ஒரு கட்டிடத்தை கட்டவோ அல்லது திரும்ப கட்டவோ அல்லது மேற்படி நகராட்சிகளின் சட்டம் 210-வது பிரிவின்படி ஒரு குடிசையை கட்டவோ, அல்லது திரும்ப கட்டவோ அல்லது 1920-ம் வருடத்திய திருத்தப்பட்ட சென்னை நகரமைப்புச் சட்டம் 17-வது பிரிவின்படி நகரமைப்பு திட்டம் அமைந்துள்ள இடம், கட்டிடம் இவைகளை அங்கீகரிக்கவும் சம்மந்தமான அனுமதி.

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பல்லவபுரம் நகராட்சி ஆணையர் அவர்களின் நடவடிக்கைகள், சென்னை - 44.

முன்னிலை-திரு/திருமதி த. சி. குமார் அவர்கள்

-0-

க.வி.எண். 54

க.அ.எண். 196 / 16/17/1

நாள். 29/4/2016

ச.ச.

பார்வை

திரு. / திருமதி M/s அன்னை அன்னை அன்னை அன்னை அன்னை

இடத்தில் இருந்து வரலான 29/1/16 ம் தேதிய

விண்ணப்பம் விண்ணப்பதாரர் பெயர் M/s அன்னை அன்னை அன்னை அன்னை அன்னை

விலாசம் 76, அன்னை அன்னை அன்னை அன்னை அன்னை

கட்டிடம் கட்டப் போகும் இடம் 76, அன்னை அன்னை அன்னை அன்னை அன்னை

கட்டிடம் கட்டப் போகும் இடம் 76, அன்னை அன்னை அன்னை அன்னை அன்னை

கிராமம் 76, அன்னை அன்னை அன்னை அன்னை அன்னை மனை எண்.

கதவு எண். தெரு புலன் எண் 200/13, 201/2, 3B 4, 5, 6, 7 137/2

நகராட்சி அலுவலகத்தில் விண்ணப்பம் பெற்று கொண்ட தேதி 29/1/2016

ஆணையர் அனுமதித்துள்ள கட்டிடத்தின் விவரம் ம் தேதியில்

உரிமையாணை கட்டணம் ரூபாய். 70,000/- செலுத்தப்பட்டது. இரகீது எண்.

கட்டணம் உரிமையாணை எண். 196/2016/17/1 தேதி. 29/4/2016

மேலே அங்கீகரிக்கப்பட்டிருக்கின்றது, இத்துடன் இணைக்கப்பட்டிருக்கும் இடம், கட்டிடம் இவைகளை அங்கீகாரம் செய்யப்பட்டுள்ள அமைப்பு படங்களில் கண்டதுமான கட்டிட வேலைகள் மாறுதல் இன்றி கட்டுவதற்கு அனுமதி கொடுக்கப்பட்டிருக்கிறது.

கீழே விவரிக்கப்பட்டுள்ள நிபந்தனைகளும், விண்ணப்பதாரர் உரிமையாணை பெற்றவர் சொந்தக்காரர் / கட்டுப்பட்டு நடப்பதற்கு உரிமையுண்டு.

கட்டிடத்தின் விவரம் 76, அன்னை அன்னை அன்னை அன்னை அன்னை

கீழ்க்கண்ட நிபந்தனைகளுக்கு உட்பட்டு அங்கீகாரம் அனுமதியும் முன்றாண்டு காலத்திற்கு அளிக்கப்பட்டுள்ளது. கால அளவு 29/4/2016 தேதியில் இருந்து 27/1/2019 தேதி வரை

கீழ்க்கண்ட நிபந்தனைகளும் விண்ணப்பதாரர் கட்டுப்பட்டு

நடந்துக்கொள்ளவேண்டும்.

(1) திருத்தவோ, திருத்தாமவோ அங்கீகாரம் செய்யப்பட்ட இமைப்பு படங்கள் படியும் விவர குறிப்பினையும் ஒரு விதி மாறுதல் இன்றி கண்டிப்பாய் நடந்து கொள்ளவேண்டும். மாறுதலாக கட்டவேண்டியிருந்தால் நகராட்சிக்கு முன்னதாக மனு செய்து அனுமதியை பெற்றுக்கொள்ள வேண்டும். முன்னதாக நகராட்சியில் அனுமதியை பெற்றுக்கொள்ளாமல் அங்கீகாரம் செய்யப்பட்ட அமைப்பு படங்களின்படி இல்லாமல் வேலை ஏதாவது செய்தால் கட்டிடத்தின் சொந்தக்காரர் மீது குற்றச்சாட்டு செய்வதுடன் அனுமதியில்லாமல் கட்டப்பட்ட கட்டிடம் அப்புறப்படுத்துவதற்கு உள்ளதாகும்.

நகல் - கட்டிட ஆய்வர் / சுகாதார ஆய்வர் / வருவாய் ஆய்வர் / அலுவலக விநியோகப் பணிகளுக்காக



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real estate journey

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