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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 (N)/19053/2015 Dated: 07.11.2016

To

The Commissioner,
Greater Chennai Corporation,
"Ripon Buildings",
Chennai – 600 003.

Sir,

Sub: CMDA – Area Plans Unit – MSB (North) Division – Planning Permission Application submitted for the proposed block No 10 to 12 – 3 towers with GF + 13 Floors with 168 dwelling units; Tower 18: GF + 13 Floors with 56 dwelling units; Towers 19 - 22: 4 Nos GF + 13 Floors with 224 dwelling units; Towers 23 to 33: 11 Nos i.e. Combined Double basement + GF + 17 Floors with 792 dwelling units, Double Basement+Stilt+5 floors MLCP 1&2 for parking, LIG block No. 3 to 5 with GF + 13 Floors with 330 Dwelling Units, Club House 1&2 – GF + FF; Community Centre : GF + 2F and a Temple(GF),totally 1570 Dus as proposed construction to the existing completed blocks of 1 to 9 – 9 blocks, block No 14 to 17-4 blocks, LIG Blocks 1&2 and Villa Blocks of 111 Nos. at R.S. No.142/1, 4, 144, 145, 146/1,2, 147, 148, 149, 150, 152/1, of Block-7 R.S.No.225, 226/4, 5 of Block-12, R.S.No.229/1, 231/2, 3 of Block No.13 of Perambur village, Door No. 4, 5, 6, and 7, Stephenson Road, Chennai – Approved - Reg.

Ref:
1. PPA received on 19.05.2015 in MSB No.2015/000382.
2. Planning permission has already been issued in letter No C3/5640/2009 dated16.04.2010
3. Partial Completion certificate issued by CMDA in letter No EC/CCW/N&C/12308/2014 dated 02.12.2014 for block No 1 to 6 for 336 Dus. LIG Tower I with 110 Dus. Villa Type 47 Dus.
4. 2nd partial Completion certificate issued in letter No EC/CC/N-1/12308/2014 dated 20.10.2015 for block 14&15 with 112 Dus. and Villa type 12 Nos.
5. 3rd partial Completion certificate issued in letter No EC/CC/N-1/12366/2015 dated 06.11.2015 for block 7,8,9,16 17 for 280 Dus, LIG tower with 110 Dus and Villa type 51Nos
6. Environmental Clearance issued by MoEF, Govt. of India in letter No 21-238/2006 – 1A.III dated 22.12.2006 and compliance report dt. 01.09.2016.
7. NOC from CMWSSB for Swimming Pool in letter No CMWSSB/O&M/SE (N)/AEE(R)/Spl. Swim. Pool/2009 dated 24.07.2009.

8. NOC received from IAF in letter No.TAM/5219/1/ATC dated 15.09.2
9. NOC issued by DF&RS in letter No. K.Dis No. 26815/C1/201
   28.01.2011
10. NOC received from AAI in letter No AAI/SR/NOC/RHQ dated 30.10.2012.
11. NOC issued by Police (Traffic) Dept. in letter No. Rc. No. Tr. / Lic
    /777/27966/2012 dated 30.04.2013.
12. The Govt., H&UD Dept, in letter (Ms) No. 70 dated 29.02.2016 a
    amendment issued in letter (Ms) No 97 dated 02.03.2016.
13. The applicant's letter dated 04.04.2016 furnishing the legal opinion issued by
    the city Govt., Pleader.
14. The Tahsildar, PeramburTaluk letter No. B3/2612/2016 dated 05.05.2016,
    revalidating the Patta for the site under reference.
15. The Tamilnadu Wakf Board letter No. 4701/16/B9/CHN dated 13.05.2016.
16. The Corporation of Chennai letter No. RDC ©/WDCN06/3786/2016 dated
    27.06.2016.
17. Structural safety certificate issued by CSIR,Chennai dated 01.07.2016
18. NOC issued by PWD (Water Resources Dept) in letter No.T1/4230/North
    Town/2016/dt 21.07.2016.
19. The applicant's letter dated 03.10.2016 furnishing Development charges and
    other particulars.

The Planning Permission Application received in the reference 1st cited for the proposed block No 10 to 12 – 3 towers with GF + 13 Floors with 168 dwelling units; Tower 18: GF + 13 Floors with 56 dwelling units; Towers 19 - 22: 4 Nos. GF + 13 Floors with 224 dwelling units; Towers 23 to 33: 11 Nos i.e. Combined Double basement + GF + 17 Floors with 792 dwelling units, Double Basement+Stilt+5 floors MLCP 1&2 for parking, LIG block No. 3 to 5 with GF + 13 Floors with 330 Dwelling Units, Club House 1&2 – GF + FF; Community Centre : GF + 2F and a Temple(GF), totally 1570 Dus. as proposed construction to the existing completed blocks of 1 to 9 – 9 blocks, block No 14 to 17-4 blocks, LIG Blocks 1&2 and Villa Blocks of 111 Nos. at R.S. No.142/1, 4, 144, 145, 146/1,2, 147, 148, 149, 150, 152/1, of Block-7 R.S.No.225, 226/4, 5 of Block-12, R.S.No.229/1, 231/2, 3 of Block No.13 of Perambur village, Door No. 4, 5, 6, and 7, Stephenson Road, Chennaihas been examined and Planning Permission issued based on the Govt. orders issued in the reference 12th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by Environmental clearance, IAF,DF&RS,AAI ,Traffic Police& PWD(WRD)in 6th, 8th ,9th 10th ,11th& 18thcited.

2. The applicant has remitted the following charges vide receipt No.B002380 dated 23.09.2016 and for MIDC charges through DD.No.428545 dt 22.09.2016 drawn from Kotak Mahindra Bank, Anna Salai Branch. The amount calculated after deducting the amount paid in earlier approval vide file No C3/5640/2009.

i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	**Rs.4,60,000 /-** (Rupees Four lakhs and sixty thousand and only)
ii)	BalanceScrutiny Fee	**Rs.2,00,000/-** (Rupees Two lakhs only)
iv)	Security Deposit (For Building)	**Rs.7,21,00,000/-**(Rupees Seven crores and twenty one lakhs only) by Bank Guarantee on HDFC bank, R.K Salai branch dt 23.09.2016 (B.G.No.004GT02162670005)
v)	Security Deposit for Display Board	**Rs. 10,000/-** (Rupees ten thousand only)
vi)	Infrastructure & Amenities Charges for the additional FSI area	**Rs.2,32,50,000/-** (Rupees Two crore and Thirty Two lakhs and fifty thousand only)

3. The applicant has also furnished DD for a sum of **Rs.1,44,00,000/-** (Rupees one crore forty four lakhs only) vide DD No.428545 dt.22.09.2016 infavour of Managing Director, CMWSSB towards Infra Structure Development Charges.

4. The applicant has also furnished an undertaking to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by by Environmental clearance, IAF,DF&RS,AAI,Traffic Police& PWD(WRD)in 6th, 8th, 9th 10th,11th & 18thcited.

5. The applicant shall provide Solar Photo voltaic system in the terrace floor (1/3rd) as shown in the terrace floor as per the G.O.Ms.17 H&UD Dept. dated 5.02.2016.

6. The applicant has to obtain prior permission from the Executive Authority concerned before commencing the construction of Swimming Pool as per G.O.Ms No.97, MAWS Dept., dated 07.07.2015.

7. The applicant has to remove the temporary structures In MLCP block before applying for completion certificate.

8. The applicant must comply with the conditions of Environmental clearance and shall not violate the provisions of EIA rules during and post construction stages.

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

10. In respect of water supply, it may be possible for CMWSSB to extend supply to a single sump for the above premises for purpose of drinking and cooking and confined to 5 persons per dwelling at the rate of 100 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 DR and enforcement action will be taken against such development.

11. Planning Permission for buildings is issued in accordance with the provisions of the 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 its continued structural stability of the buildings.

12. 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 consider only the aspect on 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.

13. Two sets of approved plans numbered **as C/PP/MSB/61(S1 to S51 /2016,** dated 07.11.2016 in **PP.No.11107** are sent herewith. The Planning Permission is valid for the period from **07.11.2016 to 06.11.2019.**

14. The Commissioner, Greater Chennai Corporationis requested to take necessary further action for issue of Building Permit under the Local Body Act.

15. This approval is not final. The applicant has to commence the project only after obtaining necessary Building Permit.

16. During the construction stage, Applicant shall erect temporary lightening arrestor.

Yours faithfully,

N.R.R.

10/11/2016

for MEMBER-SECRETARY.

9/10/16

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

Copy to:

1. Mr. Vimal Lunawath,
GPA of M/s. PVP Ventures Ltd.
Old No. 25, New No. 3, 3rd Street
Ganapathy Colony 3rd Street
Teynampet, Chennai- 600 018.
(This approval is not final; you have to approach The Commissioner, Corporationof Chennai for issue of Building Permit)

2. The Deputy Planner, Enforcement Cell (C), CMDA, Chennai-8 (With one set of approved plans)

3. The Commissioner of Income Tax, No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-34.

4. The Director of Fire & Rescue Service P.B.No.776, Egmore, Chennai-8. (With one set of approved plans).

5. The Chief Engineer, CMWSSB, No.1 Pumping Station Road, Chintadripet, Chennai-2

6. The Additional Commissioner of Police (Traffic), Vepery,Chennai-7.

7. The Chief Engineer, TNEB, Chennai-2.

8. Thiru. NagendarVata,B.Arch,
   Regd. Architect C.A.No.95/19145,
   Plot No.136, 2nd floor Udyo Vihar,Phase-1
   Gurgaon-122016,
   Haryana.

9. Thiru. SANJAY TYAGI,B.E(CIVIL),F.I.E
   MIA structe M-058
   Plot No.136, 2nd floor Udyo Vihar,Phase-1
   Gurgaon-122016, Haryana.

10. Thiru.Kannan
    No.4,5,6,7 Stephenson road ,
    Perambur, Chennai -600004.

11. R.Chandrasekaran B.E(Civil)
    Structural Engineer
    Chennai Corporation
    Licensed surveyor class I No.193
    No.F1,Lotus Flat,12,Kuppusamy street,
    Palavathangal, Chennai-600 114.

PLANNING PERMIT

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

PERMIT No. 11107

C/PP/MSB/61 (S1 to S51)/2016 Date of Permit 07/11/2016

File No. C3(N)/19053/2015.

Name of Applicant with Address Thiru Vimal Kumaavath
GPA & M/s PVP Ventures Ltd
Old No: 25, New No. 3, 3rd St,
Ganpathy Colony Teynampet ch-18
Date of Application 19/05/2015

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

Site Address ANNEXURE ENCLOSED

Division No.

Development Charge paid Rs. 4,60,000/- Challan No. B002380 Date 23/09/2016

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 06.11.2019

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. Lr (Ms) No 70 dt. 29/02/2016 & 02/05/2016 H & UD (Desk)

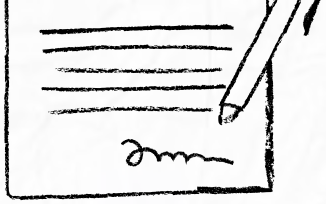
For MEMBER SECRETARY

4/11/2016

10/11/16

ANNEXURE

Planning Permission for the proposed block No 10 to 12 – 3 towers with GF + 13 Floors with 168 dwelling units; Tower 18: GF + 13 Floors with 56 dwelling units; Towers 19 - 22: 4 Nos GF + 13 Floors with 224 dwelling units; Towers 23 to 33: 11 NosI.e. Combined Double basement + GF + 17 Floors with 792 dwelling units; Double Basement+Stilt+5 floors MLCP 1&2 for parking, LIG block No. 3 to 5 with GF + 13 Floors with 330 Dwelling Units, Club House 1&2 – GF + FF; Community Centre : GF + 2F and a Temple(GF), totally 1570 Dus as proposed construction to the existing completed blocks of 1 to 9 – 9 blocks, block No 14 to 17-4 blocks, LIG Blocks 1&2 and Villa Blocks of 111 Nos. at R.S. No.142/1, 4, 144, 145, 146/1,2, 147, 148, 149, 150, 152/1, of Block-7 R.S.No.225, 226/4, 5 of Block-12, R.S.No.229/1, 231/2, 3 of Block No.13 of Perambur village, Door No. 4, 5, 6, and 7, Stephenson Road, Chennai.



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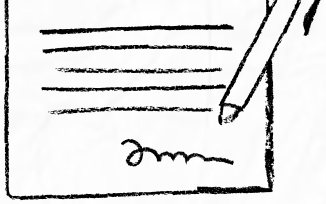
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