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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)/21857/2018 **Dated:18.03.2019**

To

M/s. CasaGrand Builder Pvt.Ltd (GPA),
5th floor, NPL Devi, New No.111, old No.59, LB Road,
Thiruvanmiyur, Chennai – 600 041.

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission Application for the proposed construction of Multistoried Group Development Residential building of 4 Blocks consisting of Combined Basement floor for Block A & D(part), **Block A**: Stilt floor + 1st floor to 14th floor (417du), **Block D** (Club House): Ground floor +3 floors with Swimming pool at Ground floor and Combined Basement floor & Combined Stilt floor for Block B & C with **Block B**: 1st floor to 14th floor (462du), **Block C**: 1st floor to 14th floor(70du), totally 949 dwelling units, availing with Premium FSI bearing S.No.**16**/1A, **20**/1A, 1B, 1C1, 1C2, **22**/1A, 1B, 2A1, 2A2, 2B1, 3, 4A, 24/7, **25**/3A, 3B of Vengaivasal village - Remittance of DC & Other Charges – Regarding.

Ref:

1. Planning Permission Application received in the APU No. MSB/582/2018, dated 05.12.2018.
2. NOC from AAI in letter No. CHEN/SOUTH/B/120418/353227, dt.5.12.2018(Block A), CHEN/SOUTH/B/120418/353230, dt. 5.12.2018 (Block B), CHEN/SOUTH/B/120418/353234, dt. 5.12.2018 (Block C), CHEN/SOUTH/B/120418/353237 dt.5.12.2018 (Block D).
3. Agenda & Minutes of the 247th MSB Panel meeting held on 10.01.2019.
4. NOC from IAF in letter No.TAM/5218/1/ATC (PC- 44/18), dated 11.01.2019.
5. NOC received from DF&RS in letter R.Dis.No. 23124/C1/2018, PP.NOC.No. 21/2019, dated 14.02.2019.
6. NOC from police (Traffic) in letter Rc.No. Tr/License/89 /1943/2019, dated 18.02.2019
7. Applicant letter dated 15.02.2019.
8. This office letter even No. dated 21.02.2019 addressed to the Government.
9. The Government letter (Ms) No.52, H&UD (UDI) Dept., dated

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08.03.2019.

10. This office letter even No. dated 14.03.2019 addressed to the SRO, Selaiyur.

11. SRO, Selaiyur in their letter Na.Ka. No. 14-16/2019, dated 15.03.2019.

The Planning Permission Application for the proposed construction of Multistoried Group Development Residential building of 4 Blocks consisting of Combined Basement floor for Block A & D(part), **Block A**: Stilt floor + 1st floor to 14th floor (417du), **Block D** (Club House): Ground floor +3 floors with Swimming pool at Ground floor and Combined Basement floor & Combined Stilt floor for Block B & C with **Block B**: 1st floor to 14th floor (462du), **Block C**: 1st floor to 14th floor(70du), totally 949 dwelling units, avalling with Premium FSI bearing S.No.**16**/1A, **20**/1A, 1B, 1C1, 1C2, **22**/1A, 1B, 2A1, 2A2, 2B1, 3, 4A, 24/7, **25**/3A, 3B of Vengaivasal village is under process. To process the application you are requested to remit the following by 9 **(Nine)** separate Demand Drafts of a Nationalized Bank in Chennai City drawn in favour of Member-Secretary, CMDA, Chennai- 600 008, at Cash Counter (between 10.00 A.M and 4.00 P.M) in CMDA and produce the duplicate receipt to the Area Plans Unit, CMDA, Chennai-8 (or) Payment can also be made through online Gateway payment of IndusInd Bank in A/c No. 100034132198 (IFSC Code No. INDB0000328):

Sl.No	Charges/Fees/Deposits	Total Amount
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	**Rs.23,50,000/-** (Rupees Twenty Three Lakhs and Fifty Thousand Only)
ii)	Balance Scrutiny fee	Rs.**1,15,000**/- (Rupees One Lakh and Fifteen Thousand only)
iii)	Regularisation Charges	Rs.**7,50,000/-**(Rupees Seven lakhs and Fifty Thousand Only)
iv)	Security Deposit for Building	Rs.**5,22,80,000**/-(Five Crore Twenty Two Lakh and Eighty Thousand Only)
v)	Security Deposit for Display Board	**Rs.10,000**/-(Rupees Ten Thousand only)
vi)	Security Deposit for STP	Rs.**9,85,000/-** (Rupees Nine Lakh and Eighty Five Thousand Only)
vii)	Infrastructure & Amenities charges	**Rs.3,60,50,000/-** (Rupees Three Crores Sixty lakh and Fifty Thousand only)
viii)	Shelter Fee	Rs.**2,70,37,500**/-(Rupees Two Crore Seventy Lakhs Thirty Seven Thousand and Five Hundred Fifty Only)
ix)	Premium FSI Charges	**Rs.7,70,000/-** (Rupees Seven Lakh and Seventy Thousand Only)

You are also requested to remit the sum of **Rs 500**/- (Rupees Five Hundred only by cash towards contribution of Flag Day.

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The security deposit is also acceptable in the form of Bank Guarantee from any Scheduled bank having branch in Chennai Metropolitan Area, in the prescribed format for the entire period of Planning Permission.

Security Deposit is refundable amounts without interest on claim, after issue of Completion Certificate by CMDA. If there is any deviation/violation/change of use of any part of /whole of the building/site to the approved plan security deposit will be forfeited. Further, if the security deposit paid is not claimed before the expiry of five years from the date of payment, the amount will stand forfeited.

Security Deposit for Display Board is refundable when the display board as prescribed with format is put up in the site under reference. In case of default Security Deposit will be forfeited and action will be taken to put up the display board.

2. (i) No interest shall be collected on payment received within one month (30 days) from the date of issue of the advise for such payment.

(ii) Payments received after 30 days from the date of issue of this letter attract interest at the rate of 12% per annum **for amount payable towards DC for Land & Building, in respect of the payments towards I & A charges an interest at the rate of 15%** per annum the amount due shall be paid for each day beyond the said thirty days up to a period of 90 days and beyond 90 days an interest at the rate of 18% per annum for the amount due shall be paid by the applicant from the date of issue of the advice up to the date of payment.

(iii) Accounts Division shall work out the interest and collect the same along with the charges due.

(iv) No interest is collectable for security deposit.

(v) No penal interest shall be collected on the interest amount levied for the belated payment of DC, OSR, Reg. Charges, Demolition Charges and Parking Charges within 15 days from the date of remittance of DC, OSR charges etc.

(vi) For payments of interest received after 15 days, penal interest shall be collected at the rate of 12% p.a.

3. The papers would be returned unapproved, if the payment is not made within 60 days from the date of issue of this letter.

4. You are also requested to comply the following:

a. Furnish the letter of your acceptance for the following conditions stipulated by virtue of provisions available under DR 4(i) d of Annexure-III:-

i) The construction shall be undertaken as per sanctioned plan only and no deviation from the plans should be made without prior sanction. Construction done in deviation is liable to be demolished.

ii) In cases of Multi-storied Building both qualified Architect and qualified structural Engineer who should be a Class-I Licensed Surveyor shall be associated and the above information to be furnished.

iii) A report to writing shall be sent to Chennai Metropolitan Development Authority by the Architect/Class-I Licensed Surveyor who supervises the construction just

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before the commencement of the erection of the building as per the sanctioned plan, similar report shall be sent to CMDA when the building has reached up to plinth level and thereafter every three months at various stages of the construction/development certifying that the work so far completed is in accordance with the approved plan. The Licensed Surveyor and Architect shall inform this Authority immediately if the contract between him/them and the owner/developer has been cancelled or the construction is carried out in deviation to the approved plan.

iv) The owner shall inform Chennai Metropolitan Development Authority of any change of the Licensed Surveyor/Architect. The newly appointed Licensed Surveyor/Architect shall also confirm to CMDA that he has agreed for supervising the work under reference and intimate the stage of construction at which he has taken over. No construction shall be carried on during the period intervening between exit of the previous Architect/Licensed Surveyor and entry of the new appointee.

v) On completion of the construction the applicant shall intimate CMDA and shall not occupy the building or permit it to be occupied until a completion certificate is obtained from CMDA.

vi) While the applicant makes application for service connection such as Electricity, Water Supply, Sewerage he should enclose a copy of the completion certificate issued by CMDA along with his application to the concerned Department/Board/Agency. The applicant shall comply with all other statutory/administrative / clearance/ approval/sanction requirements in respect of the proposed development.

vii) When the site under reference is transferred by way of sale/lease or any other means to any person before completion of the construction, the party shall inform CMDA of such transaction and also the name and address of the persons to whom the site is transferred immediately after such transaction and shall bind the purchaser to those conditions to the Planning Permission.

viii) In the Open space within the site, trees should be planted and the existing trees preserved to the extent possible;

ix) If there is any false statement, suppression or any misrepresentations of acts in the applicant, planning permission will be liable for cancellation and the development made, if any will be treated as unauthorized.

x) The new building should have mosquito proof overhead tanks and wells.

xi) The sanction will be revoked, if the conditions mentioned above are not complied with.

xii) Rainwater conservation measures notified by CMDA should be adhered to strictly.

a. Undertaking (in the format prescribed in Annexure-XIV to DCR, a copy of it enclosed in Rs.20/- stamp paper duly executed by all the land owner, GPA holders, builders and promoters separately. The undertakings shall be duly attested by a Notary Public.

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b. Details of the proposed development duly filled in the format enclosed for display at the site. Display of the information at site is compulsory in cases of Multi-storied buildings, Special buildings and Group developments.

xiii) An Undertaking to abide the terms and conditions put forth by Police (Traffic), DF&RS, AAI, & IAF in Rs.20/- Stamp Paper duly notarized.

5. The issue of planning permission depends on the compliance/fulfillment of the conditions/payments stated above. The acceptance by the Authority of the pre-payment of the Development charge and other charges etc. shall not entitle the person to the Planning Permission but only refund of the Development Charge and other charges (excluding Scrutiny Fee) in cases of refusal of the permission for non- compliance of the conditions stated above or any of the provisions of DR, which has to be complied before getting the Planning permission or any other reason provided the construction is not commenced and claim for refund is made by the applicant.

6. This demand notice (DC advice) pertaining to the proposed construction falls within the Jurisdiction of the Commissioner, St.Thomas Mount Panchayat Union.

7. You are also requested to furnish the following particulars:

1.The revised plan rectifying following violation/defects.

i. Area statement needs correction.

ii. Block A western side setback at stilt floor level to be shown.

2. Parent Document Sale Deed Registration page for the S.No. 22/2B1 in favour of Thiru. Ranganatha Naickar to be furnished.

3. Environment clearance to be obtained before issue of Planning Permission.

4. Structural design vetted by PWD to be furnished.

5. 7.2m wide Link road & OSR area shown in the plan to be gifted through registered gift deed.

6. NOC for the Swimming Pool to be obtained from Executive authority before applying for Completion Certificate & conditions of GO(Ms) No.97, MAWS Dept, dated 07.07.2015 has to be adhere and to be incorporated in the plan. To this effect an undertaking to be furnished.

7. NOC conditions to be incorporated in the plan.

8. Undertaking deed for adhering the conditions laid out in all the NOC's in Rs.20/- stamp paper duly notarized to be furnished.

9. CCTV camera has to be installed at every 50m interval along the site boundary.

Yours faithfully,

18/3/19

For **PRINCIPAL SECRETARY/**
MEMBER-SECRETARY

18/3/19

Copy to:

1. The Senior Accounts Officer,
Accounts (Main) Division, CMDA,
Chennai – 600 008.

2. The Commissioner,
St.Thomas Mount Panchayat Union

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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)/21857/2018 **Dated: 24.05.2019**

To
The Commissioner,
St.Thomas Mount Panchayat Union.

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission Application for the proposed construction of Multistoried Group Development Residential building of 4 Blocks consisting of Combined Basement floor for Block A & D(part), **Block A**: Stilt floor + 1st floor to 14th floor (417du), **Block D (**Club House): Ground floor +3 floors with Swimming pool at Ground floor and Combined Basement floor & Combined Stilt floor for Block B & C with **Block B**: 1st floor to 14th floor (462du), **Block C**: 1st floor to 14th floor(70du), totally 949 dwelling units, availing with Premium FSI bearing S.No.**16**/1A, **20**/1A, 1B, 1C1, 1C2, **22**/1A, 1B, 2A1, 2A2, 2B1, 3, 4A, 24/7, **25**/3A, 3B of Vengaivasal village - applied by **M/s. CasaGrand Builder Pvt. Ltd** (GPA), – Approved and forwarded to Local Body for issue of Building License – Regarding.

Ref:
1. Planning Permission Application received in the APU No. MSB/582/2018, dated 05.12.2018.
2. NOC from AAI in letter No. CHEN/SOUTH/B/120418/353227, dated 5.12.2018 (Block A), CHEN/SOUTH/B/120418/353230, dt. 5.12.2018 (Block B), CHEN/SOUTH/B/120418/353234, dt. 5.12.2018 (Block C), CHEN/SOUTH/B/120418/353237 dt.5.12.2018 (Block D).
3. Agenda & Minutes of the 247th MSB Panel meeting held on 10.01.2019.
4. NOC from IAF in letter No.TAM/5218/1/ATC (PC- 44/18), dated 11.01.2019.
5. NOC received from DF&RS in letter R.Dis.No. 23124/C1/2018, PP.NOC.No. 21/2019, dated 14.02.2019.
6. NOC from police (Traffic) in letter Rc.No. Tr/License/89 /1943/2019, dated 18.02.2019
7. Applicant letter dated 15.02.2019.
8. This office letter even No. dated 21.02.2019 addressed to the Government.
9. The Government letter (Ms) No.52, H&UD (UDI) Dept., dated 08.03.2019.

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10. This office letter even No. dated 14.03.2019 addressed to the SRO, Selaiyur.
11. SRO, Selaiyur in their letter Na.Ka. No. 14-16/2019, dated 15.03.2019.
12. This office letter (DC advice) even No., dated 18.03.2019
13. The applicant letter dated 21.03.2019 with undertakings.
14. UO note no.TDR/OSR/5182/2019, dated 01.04.2019 enclosed the gift deed for handing over of OSR portion in registered gift deed document No.3775/2019, dated 27.03.2019 (2901.22 Sq.m).
15. UO note no.TDR/5183/2019, dated 01.04.2019 enclosed the gift deed for handing over of link road portion in registered gift deed document No.3776/2019, dated 27.03.2019 (414.74 Sq.m)..
16. Applicant letter dated 23.05.2019.
17. Environment Clearance (EC) issued by SEIAA in letter No.SEIAA/TN /F.6720/EC/8(a)/646/2019, dated 10.05.2019
18. G.O. (Ms) No.135, dated 21.07.2017 (Shelter Fee)
19. G.O. (Ms) No.85, H&UD (UD4(3)) Dept., dated 16.05.2017
20. G.O. (Ms) No.147, H&UD (UD1) Dept., dated 26.10.2018.
21. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and the Government letter No. TNRERA/261/2017, dated 09.08.2017.

The Planning Permission Application for the proposed construction of Multistoried Group Development Residential building of 4 Blocks consisting of Combined Basement floor for Block A & D(part), **Block A:** Stilt floor + 1st floor to 14th floor (417du), **Block D** (Club House): Ground floor +3 floors with Swimming pool at Ground floor and Combined Basement floor & Combined Stilt floor for Block B & C with **Block B:** 1st floor to 14th floor (462du), **Block C:** 1st floor to 14th floor(70du), totally 949 dwelling units, availing with Premium FSI bearing S.No.**16**/1A, **20**/1A, 1B, 1C1, 1C2, **22**/1A, 1B, 2A1, 2A2, 2B1, 3, 4A, 24/7, **25**/3A, 3B of Vengaivasal village has been examined and Planning Permission is issued based on the Government approval accorded in the reference 9th cited subject to the usual condition put forth by CMDA in the reference 12th cited including compliance of conditions imposed by the Government agencies in the references 2nd, 4th, 5th , 6th & 17th cited.

2. The applicant has remitted the following charges in receipt No.B009947, dated 21.03.2019 in the reference 13th cited.

Sl.No	Charges/Fees/Deposits	Total Amount
i)	Development charge	Rs.23,50,000/-
ii)	Balance Scrutiny fee	Rs.1,15,000/-
iii)	Regularisation Charges	Rs.7,50,000/-
iv)	Security Deposit for Building	Rs.5,22,80,000/-
v)	Security Deposit for Display Board	Rs.10,000/-
vi)	Security Deposit for STP	Rs.9,85,000/-
vii)	Infrastructure & Amenities charges	Rs.3,60,50,000/-
viii)	Shelter Fee	Rs.2,70,37,500/-
ix)	Premium FSI Charges	Rs.7,70,000/-

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3. The applicant has gifted the portion of OSR land to CMDA in registered gift deed document No.3775/2019, dated 27.03.2019 and link road portion gifted to CMDA in registered gift deed document No.3776/2019, dated 27.03.2019.

4. The applicant has furnished an undertaking in the reference 13th cited to the effect to abide by the terms and conditions put forth by CMDA and undertaking deed accepting the conditions put forth by Police (Traffic), DF&RS, AAI, IAF & Environment Clearance.

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. 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 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 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

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CMDA is not the competent authority to decide on this matter. All other statuary clearance as applicable to this project shall be obtained by the project proponent from the competent authority.

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, as per the Government orders in the reference 11th cited.

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

12. Applicant has to obtain building permit from the local body concerned. Temporary lightning arrestor must be erected before commencement of the construction and maintained properly during the entire construction period and regular lightning arrestor is erected.

13. As per the transitory provisions (Rule No.73) of TNCD&BR 2019, the Planning Permission Application was processed under Development Regulations of Second Master Plan.

14. The applicant has to obtain prior permission from the Executive Authority concern for the construction of Swimming pool as per G.O.Ms.No.97, MAWS Dept, dated 07.07.2015. The applicant has to furnish NOC from the Executive Authority at the time of applying Completion Certificate.

15. The applicant shall install CCTV camera at every 50m interval along the road which is abutting the site boundaries before issue of Completion Certificate.

16. Two sets of approved plans numbered as **C/PP/MSB/26(A to Q)/2019, dated 24.05.2019** in **Planning Permit No. 11967** are sent herewith. The Planning Permit is valid for the period from **24.05.2019** to **23.05.2024.**

17. This approval is not final. The applicant has to approach the Commissioner, St.Thomas Mount Panchayat Union for issue of Building Permit under the Local Body Act.

Yours faithfully,

24/5/19

For **PRINCIPAL SECRETARY/ MEMBER-SECRETARY**

24/5/19

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

Copy to:

1.	**M/s. CasaGrand Builder Pvt.Ltd** (GPA), 5th floor, NPL Devi, New No.111, old No.59, LB Road, Thiruvanmiyur, Chennai – 600 041.	(With one set of approved plans)
2.	**The Deputy Planner,** Enforcement Cell (South), CMDA, Chennai-600 008.	

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3.	**The Director of Fire & Rescue Service** Greams Road, Chennai-600 006.	(With one set of approved plans)
4.	**The Chief Engineer, CMWSSB,** No.1 Pumping Station Road, Chintadripet, Chennai-600 002.	(With one set of approved plans)
5.	**The Additional Deputy Commissioner of Police (Traffic),** Vepery, Chennai-600 007.	
6.	**The Chief Engineer,** TNEB, Chennai-600 002.	
7.	**Thiru.** K.P.Lenin, Architect, New No.111, old No.59, L.B.Road, Thiruvanmiyur, Chennai – 600 041.	(By speed post)
8.	Thiru.Amarnath.R.Boraiah, Structural Engineer, Class – 1 License Surveyor No.1820/2014-15, No.17, C,Block, R.V.Nagar, Ashok Nagar, Chennai – 600 083.	(By speed post)
9.	**Thiru.P.Azhaguraja**, Site Engineer M/s. CasaGrand Builder Pvt.Ltd (GPA), 5th floor, NPL Devi, New No.111, old No.59, LB Road, Thiruvanmiyur, Chennai – 600 041.	(By speed post)

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Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 11967

C/PP/MSB/26 (A to Q)/2019.

Date of Permit 24/05/2019

M/s. Casa Grand Builder pvt. Ltd (GPR)

File No. C3(S)/21857/2018

Name of Applicant with Address 5th floor, NPL Devi, New no 111, Old No 59, L.B. Road, Tiruvanmiyur, Chennai - 600 041

Date of Application 5/12/2018

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

Site Address Annexure enclosed

Division No.

The Govt. lr (Ms) No. 52 H&UD (UD1) Dept, dt. 8.3.19

Development Charge paid Rs. 23,50,000/= Challan No. B009947 Date 21.3.19

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 23/05/2024.

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.

24/5/19

For MEMBER SECRETARY

24/5/19

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Annexure

Chennai Metropolitan Development Authority

Permit No. 11967

C/PP/MSB/26 (A to Q)/2019

File No.C3(S)/21857/2018 dated .05.2019.

CMDA – APU – MSB (South) Division – Planning Permission Application for the proposed construction of Multistoried Group Development Residential building of 4 Blocks consisting of Combined Basement floor for Block A & D(part), **Block A**: Stilt floor + 1st floor to 14th floor (417du), **Block D** (Club House): Ground floor +3 floors with Swimming pool at Ground floor and Combined Basement floor & Combined Stilt floor for Block B & C with **Block B**: 1st floor to 14th floor (462du), **Block C**: 1st floor to 14th floor(70du), totally 949 dwelling units, availing with Premium FSI bearing S.No.**16**/1A, **20**/1A, 1B, 1C1, 1C2, **22**/1A, 1B, 2A1, 2A2, 2B1, 3, 4A, 24/7, **25**/3A, 3B of Vengaivasal village - applied by **M/s. CasaGrand Builder Pvt. Ltd** (GPA),

24/5/19

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வெங்கைவாசல் கிராம ஊராட்சியின் தனி அலுவலர் மற்றும் வட்டார வளர்ச்சி அலுவலர் (கி.ஊ.)
புனிததோமையார்மலை அவர்களின் நடவடிக்கைகள்

முன்னிலை - திரு. பா.சிவஞானசுந்தரம் பி.காம்.,

க.உ.எண்.- 68/2019.

மு.மு.எண்.- 4114/2019. நாள். 28.05.2019.
C/PP/MSB/26(A to Q)2019.

பொருள் கட்டிட வரைபட அனுமதி - வெங்கைவாசல் ஊராட்சி - வெங்கைவாசல் தெரு ரோடு, புல எண். 16/1A, 20/1A, 20/1B, 20/1C1, 1C2, 22/1A, 22/1B, 22/2A1, 22/2A2, 2B1, 22/2A2, 22/4A, 24/7. மனை எண். ஆகியவற்றில் கட்டிடம் / சுற்றுச்சுவர் / கிணறு - முதலியன கட்டுவதற்கு அனுமதி வழங்கப்பட்டது.

பார்வை 1. திரு. / திருமதி M/s. Casa Grand Builders (P) Ltd அவர்களின் மனு நாள். 28.5.19.
2. ஆணையாளர், புனிததோமையார்மலை ஊராட்சி ஒன்றியம் அவர்களின் ப.மு.எண். 4114/2019 AV 28.5.19.

உத்திரவு -

திரு. / திருமதி M/s. Casa Grand Builders (P) Ltd என்பவருக்கு வெங்கைவாசல் கிராமம் வெங்கைவாசல் தெரு புல எண். 16/1A, 20/1A, 20/1B, 1C1, 1C2, 22/1A, 1B, 2A1, 2A2, 2B1, 22/3, 4, 24/7, 25/3A, 3 மனை எண் ஊராட்சி ஆகிய பகுதிகளில் கட்டிடம் / சுற்றுச்சுவர் / கிணறு / கழிப்பிடம் / குளியலறை / கடைகள் முதல் தளம் / இரண்டாம் தளம் / பேருந்து வண்டிகள் நிறுத்துமிடம் ஆகியவைகள் கட்டுவதற்கு கீழ்கண்ட நிபந்தனைகளுக்கு உட்பட்டு அனுமதி அளிக்கப்பட்டது.

இந்த அனுமதியானது — ம் தேதி வரை ஒரு ஆண்டுக்கு செல்லுபடியாகும். அனுமதி கட்டணம் ரூ. 11258190/- ரூபாய் ஒரு கோடியே பன்னிரண்டு லட்சத்து ஐம்பத்தி எட்டாயிரத்து நூற்றுத்தொண்ணூறு மட்டும் செலுத்தியமைக்கான பல வகை ரசீது எண். 57729 நாள். 28.5.19. மற்றும் அங்கீகரிக்கப்பட்ட வரைபடங்கள் இத்துடன் இணைக்கப்பட்டுள்ளன.

D.D. No 049136
நாள் 28.5.19

நிபந்தனைகள்

1. கட்டிடத்தின் முன் பக்கத்தில் 3.5 மீட்டருக்கு குறையாமலும், பின்பகுதியில் 3.5 மீட்டருக்கு குறையாமலும் இரு பக்கங்களிலும் 1.5 மீட்டருக்கு குறையாமலும் இடைவெளி விடப்பட்டிருக்க வேண்டும்.

2. தமிழ்நாடு ஊராட்சியின் 1995-ம் ஆண்டு திருத்தப்பட்ட சட்டத்தின்படி சென்னை பெருநகர் வளர்ச்சிக் குழும விதிகளில் ஏற்படுத்தப்பட்டுள்ள எல்லா கட்டுப்பாடுகளுக்கும் உட்பட்டிருத்தல் வேண்டும்.

3. அரசாங்கத்திற்கு சொந்தமான இடங்களிலோ அல்லது இம்மனுதாரருக்கு சம்பந்தமில்லாத வேறு இடங்களிலோ ஆக்கிரமனம் செய்வது கூடாது.

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4. கட்டிட வேலைகள் நடக்கும்பொழுதோ அல்லது வேறு எந்த நேரங்களிலோ ஊராட்சியிலிருந்து ஆய்வு செய்ய வரும் அதிகாரிகளுக்கு அங்கீகரிக்கப்பட்ட வரைபடங்களை காண்பிக்க வசதியாக வேலை நடக்குமிடங்களில் மேற்படி வரைபடங்களை வைத்திருத்தல் வேண்டும்.

5. இந்த உத்திரவில் அனுமதிக்கப்பட்ட கால வரையரைக்குள் கட்டிடம் கட்டி முடிக்காவிடில் அனுமதியை மீண்டும் புதிதாக மனு கொடுத்து அனுமதி பெற வேண்டும்.

6. அனுமதிக்கப்பட்ட வரைபடத்தில் கூடுதலோ அல்லது மாறுதல் ஏதேனும் செய்து கட்ட வேண்டுமானால் அதற்குரிய திருத்தப்பட்ட வரைபடங்களுடன் தலைவர் / நிர்வாக அதிகாரிக்கு விண்ணப்பம் செய்து உத்திரவு பெற்ற பிறகுதான் மாறுதல் கட்டிடம் கட்ட வேண்டும்.

7. கட்டிடம் கட்ட உத்திரவு பொய்ப்பதிவுகள் மூலம் பெற்றதாகவோ அல்லது ஏதேனும் கட்டிட விதிகளுக்கு புறம்பாகவோ பெற்றதாயிருந்தால் மேற்படி உத்திரவை ரத்து செய்ய தனி அலுலவருக்கு உரிமை உண்டு.

8. புதியதாக் கட்டப்படும் கட்டிட இடங்கள் எந்த நேரத்திலும் சுத்தமாக பொதுச் சுகாதாரக்கேடு விளைவிக்காத வகையில் வைத்து இருத்தல் அவசியம்.

9. மனுதாரர் கட்டிடத்தை கட்டி முடித்த பின்பு இவ்வலுவலகத்திலிருந்து சான்றிதிழ் பெற்ற பின்பே குடிபுக வேண்டும்.

10. கட்டிடத்திலிருந்து வெளிவரும் கழிவுநீரை மனுதாரர் தன் சொந்த இடத்திற்குள்ளேயே நிறுத்தி வைத்து அவைகளை அப்புறப்படுத்தும் வகையில் வடிகால்களும், கழிவுநீர்த் தொட்டிகளும் அமைத்துக் கொள்ள வேண்டும்.

11. கட்டிடம் தொழிலகங்களுக்காகவோ அல்லது வேறு தொழிலாளர்கள் வேலை செய்ய வேண்டிய இடங்களுக்காகவோ கட்டப்படவிருந்தால் அவைகளுக்கு மாவட்ட சுகாதார அலுவலரிடமிருந்து தொழிலகங்களின் ஆய்வாளரிடமிருந்து மற்றும் உறுப்பினர், செயலர், சென்னை பெருநகர் வளர்ச்சிக் குழுமம் ஆகியோரிடமிருந்து அனுமதி பெற்றிட வேண்டும்.

12. அங்கீகரிக்கப்பட்ட வரைபடங்களின்படியே கட்டிடம் கட்டி முடிக்கப்பட்ட பின்பு இவ்வூராட்சியிலிருந்து சான்றிதழ் பெற்றுக்கொள்ள வேண்டும்.

13. கட்டிட வேலை முடிந்த பின்போ அல்லது குடியேறிய பின்னரோ 15 தினங்களுக்குள்ளாக தலைவர் அவர்களுக்கு எழுத்து மூலமாக தெரிவிக்க வேண்டும்.

14. கட்டிடத்தில் மழைநீர் சேகரிப்பு கட்டமைப்பு கண்டிப்பாக அமைக்கப்பட வேண்டும்.

தனி அலுவலர்
வேங்கைவாசல் ஊராட்சி
தனி அலுவலர்
கிராம ஊராட்சி
புனிததோமையார்மலை ஊராட்சி ஒன்றியம்.

28/5/19

பெறுநர்

திரு./ திருமதி M/s. Casa Grand Builders (P) LTD. (GPA)
5th Floor, NPL No. 111
Old No 59, LB road
Thiruvanmiyur, Chennai-41

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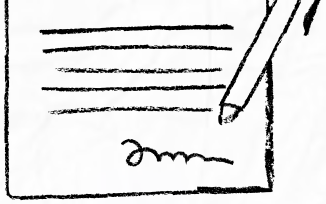

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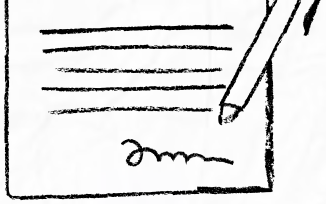

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