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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)/10167/2017, Dated:05.09.2018

To

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

Sir,

Sub: CMDA – Area Plans Unit – MSB (North) Division – Planning Permission Application is for the Proposed construction MSB Group developments with **PREMIUM FSI** Consisting of **4 Blocks with Combined Basement Floor** connecting Block No-1, Block No-2 & Block No-3, **Block No-1**: Stilt Floor(Pt) cum Ground Floor(Pt) + 1ST & 2nd Floor (for Upper floor parking) with 4 towers having 3rd floor to 15 floors + 16th to 18th Floor(Pt) residential building with totally 328 dwelling units; **Block No-2:** Ground floor + 4 Floors + 5th Floor (pt) + 6th Floor (pt) Commercial (Kalyanamandapam) building; **Block No-3**: Ground floor + 2 Floors + 3rd Floor (Pt) Commercial use Building (Sports & Skill Development Centre) and **Block No-4**: Ground floor + 2 Floors Institutional (Nursary & Primary School) building abutting G.N.T. Road, Madhavaram, Chennai-60, comprised in S. No.701/1A, 1B, 2A, 2B, 702/1(pt), 1A, 1B, 1C, 1D & 2 and 761/2, T.S.No.1/2, 1/3 & T.S. No.2, Block No.20 of Madhavaram Village, Madhavaram taluk, Thiruvallur district, with in Greater Chennai Corporation limit, applied by **Tamilnadu Maheswari Foundation** – Approved - Reg.

Ref:
1. PPA received in MSB/2017/000466 dated 12.07.2017.
2. NOC issued by the AAI in NOCID CHEN/SOUTH/B/ 073016/165543, 44, 45, 50, 52 to 54 dated 30.07.2016
3. NOC issued by the DF & RS in letter No 14289/ C1/2016, PP NOC No. 89/2016 Dt. 01.10.2016.
4. NOC issued by the Addl. Commissioner of police (Traffic) in Lr No. Tr./License/ 698/13321/2016 dt. 03.11.2016.

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5. NOC issued by the PWD in Lr. No. T/7678/ Madhavaram/CMDA/2016 Dt.26.08.2016 on the inundation point of view.

6. Minutes of the 237th MSB Panel meeting held on 26.07.2017

7. This office letter even No dt. 02.08.2017.

8. This office letter even no. dt. 04.08.2017 addressed to the Govt.

9. Govt. letter (Ms) No.152, H & UD (UDI) Department, dated 23.08.2017.

10. The applicant letter received dt. 29.08.2107, 07.09.2017 & 03.10.2017 along with revised plan and particulars.

11. This office letter even no. dated 28.11.2017 addressed to applicant & PWD.

12. The applicant letter dated 06.12.2017 & 11.12.2017

13. This office letter even no. dt. 08.01.2018 addressed to the SRO Madhavaram.

14. The applicant letter dated 04.01.2018 & 24.01.2018.

15. Gift deed no. 239/2018, 241/2018 & 242/2018 dt. 17.01.2018 for Link road, OSR & Street Alignment portion area respectively and Memorandum of Agreement for Upper Floor Parking area executed in Doc.No. 240/2018 Dt.17.01.2018.

15. This office letter even no. dt. 09.02.2018 addressed to SRO madhavaram.

16. GLV Letter No. 02/2018 dated 13.02.2018 received from SRO Madhavaram.

17. The applicant letter dt.15.02 2018.

18. This office DC advice letter even No dt. 14.03.2018 addressed to the applicant.

19. STP design adequacy certificate dated 25.04.2018 issued by the Eco Services India Pvt. Ltd.

20. The applicant letter dt.18.05 2018.

21. Bank Guarantee towards SD for Building in B.G. No.04240100000148, dated 10.05.2018 issued by the Axis Bank Ltd., George Town, Chennai.

22. NOC issued by the IAF in their office letter No. TAM/5218/1/ATC Dt. 19.03.2018.

23. Environmental Clearance (EC) issued in Letter No. SEIAA/TN/F.5597/2016/EC/8(a)/577/2018 dated 09.05.2018.

24. Principle Approval letter No CMWSSB/O&M/Area III/Depot – 33/IPA/2016 Dt. 27.01.2017 for water supply & drainage connections to the site u/r received from CMWSSB.

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25. Letter No. DB/T5 (3)/F – NOC – Madhavaram /2017 dt. 25.05.2018 received from PWD

26. The applicant letter dt.16.07.2018 & 20.08.2018.

The Planning Permission Application is for the Proposed construction MSB Group developments with **PREMIUM FSI** Consisting of 4 Blocks with Combined Basement Floor connecting Block No-1, Block No-2 & Block No-3, Block No-1: Stilt Floor (Pt) cum G.Floor (Pt) + 1ST & 2nd Floor (for Upper floor parking) with 4 towers having 3rd floor to 15 floors + 16th to 18th Floor (Pt) - Residential building with totally 328 dwelling units, Block No-2 : Ground floor + 4 Floors + 5th Floor (pt) + 6th Floor (pt) Commercial (Kalyanamandapam) building, Block No -3: Ground floor + 2 Floors + 3rd Floor (Pt) Commercial use Building (Sports & Skill Development Centre) and Block No- 4: Ground floor + 2 Floors Institutional (Nursary & Primary School) Building at abutting G.N.T. Road, Madhavaram, Chennai-60. Comprised in S.No. 701/1A, 1B, 2A, 2B, 702/1(pt), 1A, 1B, 1C & 1D, 2 and 761/2, T.S.No.1/2, 1/3 & T.S.No. 2, Block No.20 of Madhavaram Village, Madhavaram taluk, Thiruvallur district, with in Greater Chennai Corporation limit, applied by **Tamilnadu Maheswari Foundation** based on the Govt. order issued in the reference 9th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed in the NOCs issued by AAI, DF & RS, Police (Traffic), PWD, IAF & Environmental clearance in the references 2nd to 5th, 22nd, 23rd, 24th & 25th cited.

2. The applicant has remitted the DC & Other charges vide receipt no. B 007240 dated 11.05.2018 & B007959 dt. 21.08.2018 and Flag Day contribution vide receipt No. E634732, dated 11.05.2018.

i)	Development charges for Land & Building.	**Rs.12,20,000/-** (RupeesTwelve Lakhs and Twenty Thousand only)
ii)	Balance Scrutiny Fee	**Rs.2,55,000/-** (Rupees Two Lakhs and Fifty Five Thousand only)
iii)	R.C. for Land	**Rs. 14,85,000/-** (Rupees Fourteen Lakhs and Eighty Five Thousand only)
iv)	Security Deposit for Display Board	**Rs.10,000/-** (Rupees Ten Thousand only)
v)	Security Deposit for STP	**Rs.5,60,000/-** (Rupees Five Lakhs and Sixty Thousand only)
vi)	Infrastructure Development Charge for CMWSSB **	**Rs.1,04,60,000/-** (Rupees One Crore Four Lakhs and Sixty Thousand only.
vii)	I & A Charges	**Rs.2,19,11,000/-** (Rupees Two Crore Nineteen Lakhs and Eleven Thousand only)
viii)	Shelter Fee	**Rs.1,64,33,250/-** (Rupees One Crore Sixty four Lakhs and Thirty Three Thousand Two Hundred Fifty only)

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ix)	Premium FSI Charges	**Rs. 46,00,000/-** (Rupees Forty Six Lakhs Only)
x)	Flag day Contribution **by Cash**	**Rs.500/-** (Rupees Five Hundred only)

3. The applicant has also furnished **BG. No. 04240100000148** dated 10.05.2018, issued by Axis bank Ltd., No. 144, Moore Street, George Town, Chennai – 600 001 Branch for **Rs.3,17,80,000/- (Rupees Three Crore Seventeen Lakhs and Eighty Thousand only)** towards **S.D for building** valid up to **08.05.2023.**

4. The applicant has also furnished an undertaking in the reference 20th & 26th cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth AAI, IAF, DF & RS, Police (Traffic), Environmental clearance & PWD.

5. The applicant has gifted an extent of 1713.12 sq.m of land towards OSR area vide Doc. No.241/2018, dated 17.01.2018, an extent of 35.91 sq.m. of land towards Street Alignment vide Doc. No. 242/2018, dated 17.01.2018 and an extent of 2655.94 sq.m. of land towards Link road vide Doc. No. 239/2018 dated 17.01.2018 in favour of CMDA and the same was taken over by CMDA. The applicant has also executed a Memorandum of Agreement for Upper Parking Floor registered as Doc. No. 240/2018 dt. 17.01.2018 in the reference 15th cited and the conditions put forth in the Memorandum of Agreement for Upper floor parking shall be complied with.

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

In respect of water supply, it may be possible for CMWSSB to extend water supply to a single sump for the above premises for purpose of drinking and cooking only 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.

8. 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

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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.

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 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.

10. As per G.O.Ms.No.152, H&UD (UDI) Department dated 23.08.2017, 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.

11. The applicant shall provide temporary Lightning arrester during the Construction of the building.

12. The applicant must obtain all the mandatory NOC's/clearances from the appropriate authorities for the development, and also to comply with the conditions in the NOC'S/Clearances.

13. The applicant has to comply with all the conditions stipulated in the NOC issued by the AAI, IAF, DF&RS, Police (Traffic), Environmental clearance & PWD.

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14. The applicant has to raise the level of the OSR area, Street alignment portion & Link road area gifted to CMDA to finished level of the site under reference before applying for completion certificate from CMDA.

15. It is informed that TDR benefit has given/adjusted in the PREMIUM FSI charges for the street alignment portion gifted to CMDA as per the provisions of DR. As per DR, TDR is not applicable for OSR area & Link road portion.

16. 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.

17. Two sets of plan for the proposal is approved and numbered as Planning Permission **No. C/PP/MSB/32 A to P/2018,** dated **05.09.2018** in **Permit No. 11920** are sent herewith. The Planning Permission is valid for the period from **05.09.2018 to 04.09.2023.**

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

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

Yours faithfully,

for **PRINCIPAL SECRETARY/** 06/9/18
MEMBER-SECRETARY

6.9.18

Encl :

1. Two copies of approved plan.
2. Two copies of Planning Permission.

Copy to:

1. **M/S. Tamilnadu Maheswari Foundation,**
   No.18, Ekambareshwar Agraharam,
   Chennai-03.
   (This approval is not final; you have to approach The Commissioner, Greater Chennai Corporation for issue of Building Permit).

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

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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), Egmore, Chennai-8.

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

8. **Thiru. A.Venkatakrishnan. B.Arch., (By speed post)**
Nataraj & Venkat Architects,
Architect Licensed Surveyor, Class I No. R.A.41,
No.18, Third Seaward Road, Valmiki Nagar,
Thiruvanmyur, Chennai-41.
Mobile No: 72999 72375
email ID: ragha@nva.in

9. **ALEX JACOB, B.E., M.Tech.,**
Structural Engineer,
Class-I. L.S.No.433.
No. 41/A, Beach road, Kalakshethra colony,
Chennai-90.
Mobile No: 98401 59550
Email ID : alexjacobuc@gmail.com

10. **P.R. KARUPANCHETTY, B.E**
No. 18, 3rd Seaward Road.,
Valmiki Nagar, Thiruvanmiyur,
Chennai 600 041.
Mobile No: 004 - 2457 2457
Email ID: engg@nva.in

11. **GEO TECHNICAL SOLUTIONS**
44/17 'Bhaskara', 19 Usha Street,
Seethapathy Nagar,
Velachery,
Chennai 600 042
Landline No: 044 4202 1624
Email ID: geothechnicalsoulutionsch@gmail.com.

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Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 11920 Date of Permit 05/09/2018

C/PP/MSB/32 (A to P)/2018

File No. C3(N)/10167/2017

Name of Applicant with Address M/S. TAMILNADU MAHESHWARI FOUNDATION No:18, Ekambareshwar Agraharam, Chennai - 03.

Date of Application 12.07.2017

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

Site Address ANNEXURE ENCLOSED

Division No.

Development Charge paid Rs. 12,20,000/- Challan No. B007240 Date. 11.05.2018

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 04/09/2023

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.

For MEMBER SECRETARY

GOVT. LY(MS)NO: 152, H&UD Dept dt. 23.08.2017.

03/05/18

ANNEXURE

File No. C3(N)/10167/2017 Permit No. 11920

Planning Permission **No.C/PP/MSB/32 (A to P)/2018**

Planning Permission Application is for the Proposed construction MSB Group developments with **PREMIUM FSI** Consisting of 4 Blocks with Combined Basement Floor connecting Block No-1, Block No-2 & Block No-3, Block No-1: Stilt Floor (Pt) cum G.Floor (Pt) + 1ST & 2nd Floor (for Upper floor parking) with 4 Towers having 3rd floor to 15 floors + 16th to 18th Floor (Pt) - Residential building with totally 328 dwelling units, Block No-2 : Ground floor + 4 Floors + 5th Floor (pt) + 6th Floor (pt) Commercial (Kalyanamandapam) building, Block No -3: Ground floor + 2 Floors + 3rd Floor (Pt) Commercial use Building (Sports & Skill Development Centre) and Block No- 4: Ground Floor + 2 Floors Institutional (Nursary & Primary School) Building at abutting G.N.T. Road, Madhavaram, Chennai-60. Comprised in S.No. 701/1A, 1B, 2A, 2B, 702/1(pt), 1A, 1B, 1C & 1D, 2 and 761/2, T.S.No.1/2, 1/3 & T.S.No. 2, Block No.20 of Madhavaram Village, Madhavaram taluk, Thiruvallur district, within the Corporation of Chennai limit, applied by **Tamilnadu Maheswari Foundation.**

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பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

Building Permission

(1919 ஆம்ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)

(1919 MCMC Act Section 238)

கட்டட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN03/00307/2018		C3(N)/10167/2017 - 05/09/2018	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N03	N025	26/10/2018	26/10/2018
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS.TAMIL NADU MAHESWARI FOUNDATION-NO:18, EKAMBARESHWAR AGRAHARAM, CHENNAI-600003.	
மேம்பாட்டு தன்மை / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Block No:20,Plot No:-, Survey No:TS.NO:1/2,1/3 & 2, GNT ROAD, MADHAVARAM,Madhavaram, CHENNAI, 600060	
Building License Fees		8565000	
Road cut charges - CMWSSB SEWERAGE		50000	
Road cut charges - CMWSSB, WATER		50000	
Road cut charges - TNEB		50000	
Scrutiny Fees		600	
Tentative improvement charges		3390000	
மொத்தக் கட்டணம்/ Total (In Rs.)		12105600	

Amount (in words): Rupees One Crore Twenty One Lakhs Five Thousand Six Hundred Only

M.W.G.W.F. DD Details : DD Number: 006561 Amount: 10230000 Rs. Date:20/10/2018 Bank:AXIS BANK LTD.

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பவிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Sanctioned for CMDA Proposal- only for Building Permit Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

இந்த அனுமதி 25/04/2019 ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி முடிவு நாள் 25/10/2020

This Sanction will expire if the construction is not started with in 25/04/2019

If Construction started Building Permit is valid up to 25/10/2020

Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)

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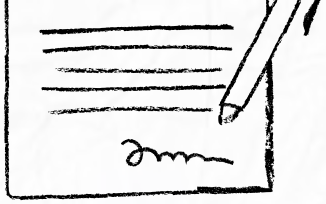

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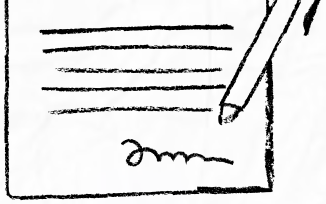

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