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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

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Letter No.C3 (N)/941/2017, Dated: 20.09.2018

To

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

Sir,

Sub: CMDA - Area Plans Unit - MSB (North) Division - CMDA - Area Plans Unit - MSB (N) Division - Planning Permission for the construction Multi-Storeyed Residential Group Development with two sites (Site-1 & 2) - Revised proposal with additions & alteration to the earlier approved plan in **Site-1** consisting **Combined Basement floor for Block A to L, P & Q; 2 Level Basement floor for Block A & B; Combined Stilt floor (Pt)/Ground floor (Pt) & Combined 1st floor for Block A to L; Tower - A : 1st floor to 17th floor - Residential Tower with 64 Dwelling units & Shops at 1st & 2nd floor; Tower - B : 1st floor to 17th floor - Residential Tower with 63 Dwelling units & Shops at 1st & 2nd floor; Tower - C : 1st floor to 17th floor - Residential Tower with 62 Dwelling units & Home Theatre, Shops at 1st & 2nd floor; Tower - D : 1st floor to 17th floor - Residential Tower with 68 Dwelling units; Tower - E : 1st floor to 19th floor - Residential Tower with 75 Dwelling units & Ice cream parlour in 1st floor; Tower - F : 1st floor to 19th floor - Residential Tower with 71 Dwelling units & Banquet Hall, Indoor Games, Restaurant in 1st & 2nd floor; Tower - G : 1st floor to 19th floor - Residential Tower with 73 Dwelling units & Gym, Indoor Games at 1st floor; Tower - H : 1st floor to 19th floor - Residential Tower with 76 Dwelling units; Tower - I : 1st floor to 19th floor - Residential Tower with 75 Dwelling units & Yoga Room at 1st floor; Tower - J : 1st floor to 19th floor - Residential Tower with 74 Dwelling units & Indoor Games, Tuition centre at 1st floor; Tower - K : 1st floor to 19th floor - Residential Tower with 76 Dwelling units; Tower - L : 1st floor to 19th floor - Residential Tower with 76 Dwelling units; Combined Stilt floor for Block M, N & O; Tower - M : 1st floor to 19th floor - Residential Tower with 74 Dwelling units & Shops at 1st floor; Tower - N : 1st floor to 19th floor - Residential Tower with 72 Dwelling units & Day care centre, Tuition room, Games room, Gym at 1st floor; Tower - O : 1st floor to 19th floor - Residential Tower with 74 Dwelling units & Gym, Association Room at 1st floor; Tower - P : Stilt floor (Pt)/ Ground floor (Pt) + 19 floors - Residential Tower with 114 Dwelling units; Tower - Q : Stilt floor (Pt)/ Ground floor (Pt) + 16 floors - Residential Tower**

with 64 Dwelling units; **Temple Block** : Ground floor – Jain Temple **(Totally 18 Blocks with 1251 Dwelling units & Commercial Space)** at Old Door Nos. 1A, 1B, 1/C, 1D, 1E, 1F, 1/1, 1/2, 1F/3, 1F/4, 13, 23/1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and New Door Nos. 1 to 24, 26, 28 & 30, Perambur Barracks Road, Off Strahans Road, K.M. Garden Street, Angalammam Koil 1st Street and Binny Lane, Pattalam, Chennai – 600 012 comprised in Present R.S.No. **2201/98**, Block No. 34 of **Purasawakkam village** (Division) and proposed additional MSB Residential Group Development in **Site – 2 : Block – R** : Stilt floor + 9 floors – Residential Tower with 126 EWS dwelling units; **Block – S** : Stilt floor + 9 floors – Residential Tower with 126 EWS dwelling units; **Block – T** : Stilt floor + 16 floors – Residential Tower with 320 Dwelling units (T1 : 208 EWS Dwelling Units & T2 : 112 Regular Dwelling units); **Club House** : Ground floor + 2 floors with Games Room, Gym, Multi-purpose Hall & Open Swimming pool **(Totally 4 Blocks with 572 Dwelling units including 460 EWS dwelling units in Block No. R, S & T)** at Door No. 20/21, 25, 274, 290/1 & 292, Cooks Road, Somasundaram Nagar Krishnadas Road, Somasundaram nagar main Road & Somasundaram Nagar 1st Street, Otteri, Chennai – 12. Comprised in R.S. No. **273/48 (Pt)** and **274/49(Pt)**, Block No. 17 of **Perambur village**, Greater Chennai Corporation **(Total Dwelling units including Site -1 & 2 : 1823 Dwelling units)** with **PREMIUM FSI** applied by **M/s. KLP Projects Pvt. Limited**, Rep. by ThiruManish Kumar Jain and **M/s. SANKLECHA INFRA PROJECTS Pvt. Ltd.**, – Approved - Reg.

- Ref :
1. PPA received in MSB/2017/000038 dated 19.01.2017.
 2. Earlier MSB group development proposal was approved by the CMDA in site No. 1 in PP No. C/PP/MSB/48 (S1 – S28)/2016 vide Letter No. C3 (N)/3120/2015 Dt. 30.08.2016.
 3. Letter no Z.O.VI.C.No.A9/909 / 2017 Dt. 01.02.2017 from the EE, Chennai Corporation.
 4. The applicant letter received dt. 06.03.2017.
 5. Letter no. Rc. No. Tr/License/331/7008/2017 dt. 22.04.2017.
 6. Letter no. CMWSSB/STP/Otteri/2017 dt. 01.04.2017 from CMWSSB.
 7. The applicant letter received dt. 16.05.2017.
 8. Minutes of the 236th MSB Panel meeting held on 31.05.2017.
 9. This office letter even no dt. 02.06.2017 addressed to the applicant.
 10. This office letter even no dt. 14.07.2017 addressed to the Govt.
 11. G.O. (Ms) No.144 H & UD (UD I) Dept. received from Govt. dated 07.08.2017.
 12. This office letter even no dt. 29.08.2017 addressed to the applicant.
 13. The applicant letter received dt. 13.09.2017, 22.09.2017 & 25.09.2017.
 14. This office letter even no dt. 16.10.2017 addressed to the SRO, Purasaivakkam.
 15. GLV letter no. 247/2017 dt. 17.10.2017 received from SRO, Purasaivakkam.

16. The applicant letter received dt. 13.10.2017.
17. This office DC advice letter even no dt. 20.10.2017 addressed to the applicant.
18. The applicant letter received dt. 25.10.2017, 05.12.2017 & 03.01.2018.
19. Minutes of the 241ST MSB Panel meeting held on 17.05.2018.
20. This office letter even no dt. 24.05.2018 addressed to the applicant.
21. The applicant letter received dt. 28.05.2018 & 07.06.2018.
22. This office letter even no dt. 12.06.2018 addressed to the Govt.
23. Letter (Ms) No. 96 dt. 13.07.2018 received from the Housing and Urban Development Department.
24. This office letter even no dt. 17.07.2018 addressed to the SRO, Purasaivakkam.
25. GLV letter no. 179/2018 dt. 17.07.2018 received from SRO, Purasaivakkam.
26. This office DC advice letter even no dt. 24.07.2018 addressed to the applicant.
27. The applicant letter received dt. 03.08.2018.
28. This office letter even no dt. 20.08.2018 addressed to the SRO, Purasaivakkam along with Gift Deed for OSR and Street Alignment.
29. The applicant letter received dt. 16.08.2018, 24.08.2018, 28.08.2018 & 29.08.2018.
30. Additional OSR area gifted vide Gift deed Doc. No. 4993/2018 dt. 21.08.2018 in site no. 1 & OSR area gifted vide Gift deed Doc. No. 4995/2018 dt. 21.08.2018 in site no. 2 and Street Alignment area in Cooks road at Site no -2 gifted vide Gift deed Doc. No. 4994/2018 dt. 21.08.2018.
31. NOC issued by the DF&RS in letter no C1/5019/2018, PP. NOC.No.62/2018 Dt.15.05.2018.
32. NOC issued by the Police (Traffic) in letter no Tr./License/305/6917/2018 dt. 16.07.2018.
33. Revised Environmental Clearance (EC) issued in letter no. SEIAA -TN/F.2961/EC/8(b)/596/2018 Dt. 06.08.2018 for site -1.
34. Compliance report issued in letter no. EP/12.1/SEIAA/2017 - 18/80/TN/1187, dated 26.07.2018 by the Ministry of Environment, Forest & Climate Change for the completed blocks in Site-1.
35. NOC issued by the EIA in letter no SEIAA/TN/F.6393/EC/8 (a)/529/2017 dt. 21.07.2017 for site 2.
36. NOC issued by AAI in AAI/SR/NOC/RHQ Dt. 08.11.2014 NOCAS ID: CHEN/SOUTH/B/082214/58334,58268, 58335 & 58336 dt.22.08.2014 **for site -1**
37. NOC issued by the AAI in letter no NOCID CHEN/SOUTH/B/030117/199495 to 199497 dt. 01.03.2017 for site -2.
38. NOC issued by the IAF in letter no TC/14758/2/ATC(PC-610) dt. 05.10.2017 for site -1 and NOC no TC/14758/2/ATC(PC-609) dt. 05.10.2017 for site -2.

39. Eco-Tech Labs Pvt. Ltd. letter dated 27.08.2018 for design adequacy and implementation of STP and for compliance of guidelines in constructing Swimming Pool and treatment facilities.

The Planning Permission for the construction Multi-Storeyed Residential Group Development with two sites (Site-1 & 2) – Revised proposal with additions & alteration to the earlier approved plan in **Site-1** consisting **Combined Basement floor for Block A to L, P & Q; 2 Level Basement floor for Block A & B; Combined Stilt floor (Pt)/Ground floor (Pt) & Combined 1st floor for Block A to L; Tower – A : 1st floor to 17th floor - Residential Tower with 64 Dwelling units & Shops at 1st & 2nd floor; Tower – B : 1st floor to 17th floor – Residential Tower with 63 Dwelling units & Shops at 1st & 2nd floor; Tower – C : 1st floor to 17th floor – Residential Tower with 62 Dwelling units & Home Theatre, Shops at 1st & 2nd floor; Tower – D : 1st floor to 17th floor – Residential Tower with 68 Dwelling units; Tower – E : 1st floor to 19th floor – Residential Tower with 75 Dwelling units & Ice cream parlour in 1st floor; Tower – F : 1st floor to 19th floor – Residential Tower with 71 Dwelling units & Banquet Hall, Indoor Games, Restaurant in 1st & 2nd floor; Tower – G : 1st floor to 19th floor – Residential Tower with 73 Dwelling units & Gym, Indoor Games at 1st floor; Tower – H : 1st floor to 19th floor – Residential Tower with 76 Dwelling units; Tower – I : 1st floor to 19th floor – Residential Tower with 75 Dwelling units & Yoga Room at 1st floor; Tower – J : 1st floor to 19th floor – Residential Tower with 74 Dwelling units & Indoor Games, Tuition centre at 1st floor; Tower – K : 1st floor to 19th floor – Residential Tower with 76 Dwelling units; Tower – L : 1st floor to 19th floor – Residential Tower with 76 Dwelling units; Combined Stilt floor for Block M, N & O; Tower – M : 1st floor to 19th floor – Residential Tower with 74 Dwelling units & Shops at 1st floor; Tower – N : 1st floor to 19th floor – Residential Tower with 72 Dwelling units & Day care centre, Tuition room, Games room, Gym at 1st floor; Tower – O : 1st floor to 19th floor – Residential Tower with 74 Dwelling units & Gym, Association Room at 1st floor; Tower – P : Stilt floor (Pt)/ Ground floor (Pt) + 19 floors – Residential Tower with 114 Dwelling units; Tower – Q : Stilt floor (Pt)/ Ground floor (Pt) + 16 floors – Residential Tower with 64 Dwelling units; Temple Block : Ground floor – Jain Temple (**Totally 18 Blocks with 1251 Dwelling units & Commercial Space**) at Old Door Nos. 1A, 1B, 1/C, 1D, 1E, 1F, 1/1, 1/2, 1F/3, 1F/4, 13, 23/1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and New Door Nos. 1 to 24, 26, 28 & 30, Perambur Barracks Road, Off Strahans Road, K.M. Garden Street, Angalammam Koil 1st Street and Binny Lane, Pattalam, Chennai – 600 012 comprised in Present R.S.No. **2201/98**, Block No. 34 of **Purasawakkam village** (Division) and proposed additional MSB Residential Group Development in **Site – 2 : Block – R : Stilt floor + 9 floors – Residential Tower with 126 EWS dwelling units; Block – S : Stilt floor + 9 floors – Residential Tower with 126 EWS dwelling units; Block – T : Stilt floor + 16 floors – Residential Tower with 320 Dwelling units (T1 : 208 EWS Dwelling Units & T2 : 112 Regular Dwelling units); Club House : Ground floor + 2 floors with Games Room, Gym, Multi-purpose Hall & Open Swimming pool (**Totally 4 Blocks with 572 Dwelling units including 460 EWS dwelling units in Block No. R, S & T**) at Door No. 20/21, 25, 274, 290/1 & 292, Cooks Road, Somasundaram Nagar****



Krishnadas Road, Somasundaram nagar main Road & Somasundaram Nagar 1st Street, Otteri, Chennai – 12. Compised in R.S. No. **273/48 (Pt)** and **274/49(Pt)**, Block No. 17 of **Perambur village**, Greater Chennai Corporation (**Total Dwelling units including Site -1 & 2 : 1823 Dwelling units**) with **PREMIUM FSI** applied by **M/s. KLP Projects Pvt. Limited**, Rep. by ThiruManish Kumar Jain and **M/s. SANKLECHA INFRA PROJECTS Pvt. Ltd.**, based on the Govt. order issued in the reference 23rd cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed in the NOCs issued by DF & RS, Police (Traffic), EIA, AAI, IAF, in the references 31st to 38th cited and subject to outcome of the Writ Petition filed by the applicant in W.P. No. 21510 of 2018, dated 23.08.2018.

2. The applicant has remitted the DC & Other charges vide Receipt No. B 00147 dt. 01.02.2016 & B 001103 Dt. 29.04.2016 while obtaining the earlier approval in the reference 2nd cited have been adjusted in the respective charges for the present proposal and the balance charges along with additional charges only claimed in this revised proposal.

3. The applicant has remitted the Balance DC & Other charges vide receipt no. B 007943 dated 24.08.2018 and Flag Day contribution vide receipt No. 2567383 to 2567387 dated 24.08.2018.

Sl. No.	Description of charges	Total Amount for the revised proposal	Remitted already in earlier approved file C3(N)/3120/2015	Balance Amount paid now.
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.58,23,500/- (Rupees Fifty Eight Lakhs and Twenty Three Thousand and Five Hundred only)	(i) Rs. 30,00,000/- (Rupees Thirty Lakhs only) vide Receipt No.B00147 dt.01.02.2016; (ii) Rs.12,23,500/- (Rupees Twelve Lakhs and Twenty Three Thousand and Five Hundred only) vide receipt No.B001103 dt.29.04.2016.	Rs.16,00,000/- (Rupees Sixteen Lakhs only)
ii)	Balance Scrutiny Fee	-	-	Rs.6,75,000/- (Rupees Six Lakhs and Seventy Five Thousand only) (after adjusting the scrutiny fee already paid for this proposal)

Sl. No.	Description of charges	Total Amount for the revised proposal	Remitted already in earlier approved file C3(N)/3120/2015	Balance Amount paid now.
x)	Flag day Contribution by Cash	-	-	Rs.500/- (Rupees Five Hundred only)

4. The applicant has obtained the interim orders of the Hon'ble High Court in W.P No. 21510 of 2018 dated.23.08.2018 against the collection of Shelter Fee of Rs.5,93,93,000/- (Rupees Five Crore and Ninety Three Lakhs and Ninety Three Thousand only) and furnished an undertaking in Rs.20/- stamp paper to abide the final orders of the Hon'ble court relating to payment of Shelter Fee in their letter dated 24.08.2018.

5. The applicant has also furnished an undertaking in the reference 29th 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.

6. The applicant has gifted additional OSR area vide Gift deed doc. no. 4993/2018 dt. 21.08.2018 for 75.00 sq.m in site no. 1 & OSR area gifted vide Gift deed Doc. No. 4995/2018 dt. 21.08.2018 for 1331.12 sq.m in site no. 2 and Street Alignment area of 245.82 sq.m in Cooks road at Site no -2 gifted vide Gift deed doc. no. 4994/2018 dt. 21.08.2018 in the reference 30th cited.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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.

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

13. 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.

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

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15. Compliance of the conditions laid down by the MAWS department in G.O. (MS) No. 97. DT: 07.07.2015 for the proposed swimming pool. NOC from Executive authority to be obtained before issue of completion certificate.

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. The earlier Planning Permission issued in the reference 2nd cited is hereby stands cancelled since revised proposal is hereby approved.

18. Two sets of plan for the proposal is approved and numbered as Planning Permission No. C/PP/MSB/36 (S-01 to S-43)/2018, dated 20.09.2018 in Permit No. 11924 are sent herewith. The Planning Permission is valid for the period from 20.09.2018 to 19.09.2023.

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

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

Yours faithfully,

G. Sankar
20/09/18
for PRINCIPAL SECRETARY/
MEMBER-SECRETARY

H. Jm
20.9.18

Encl :

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

Copy to:

1. M/s. KLP Projects Pvt. Limited,
Rep. by Thiru Manish Kumar Jain and
M/s. SANKLECHA INFRA PROJECTS Pvt. Ltd.,
Rep. by Thiru. Karan Sanklecha & Thiru. Bhawarlal Jain.
No. 1 - 30, Perambur Barracks Road, Pattalam, Chennai – 600 011.
(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 (N)
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), Egmore, Chennai-8.
 7. The Chief Engineer, TNEB, Chennai-2.
 8. **Thiru W. Anand, B.Arch., M.BE.M.,**
Architect & Project consultant
Council Reg. No. C.A./88/11631,
No. 2/154, East Coast Road, Injambakkam, Chennai-115.
Mobile No: 98840 75655
Email ID : anandarchitects@gmail.com
 9. **Er. P. Raman, B.E (Civil), M.E.(Struct.), M.I.E.,**
Structural Engineer, Licensed Surveyor No. 1633, Class-I
SS Manian's Apartment, No. 5/13, Thambiah Road Extn.,
West Mambalam, Chennai – 600 033.
Mobile No: 98402 02004
Email ID : anandarchitects@gmail.com
 10. **Dnyanesh Shirsat,**
Site Engineer, No. 1 - 30, Perambur Barracks Road.,
No. 1, Strahans Road, Pattalam, Chennai 600 012.
Mobile No: 78239 60101
Email ID: coo@klpprojects.com



Greater Chennai Corporation
நகரமைப்பு பிரிவு - பணித்துறை
Town Planning Section-Works Department

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Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN06/00283/2018		C3(N)941/2017 - 20/09/2018	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N06	N076	01/10/2018	01/10/2018
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS. KLP PROJECTS PVT. LTD-GPA REP BY THIRU. MANISH KUMAR JAIN & M/S. SANKLECHA INFRA PROJECTS PVT LTD, GPA REP BY THIRU. KARAN SANKLECHA, THIRU. BHAWARLAL JAIN, NO:1-30, PERAMBUR BARRACKS ROAD, PATTALAM, CHENNAI-600 011.	
சேவையாண்டு தன்மை / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Block No:ANNEXURE ENCLOSED,Plot No:ANNEXURE ENCLOSED, Survey No:ANNEXURE ENCLOSED, Perambur, CHENNAI, 600012	
Building License Fees		9300000	
Regularisation Charges (penalty under section 244A)		1400000	
Road cut charges - CMWSSB SEWERAGE		90000	
Road cut charges - CMWSSB, WATER		90000	
Road cut charges - TNEB		90000	
Scrutiny Fees		600	
Tentative improvement charges		600000	
மொத்தக் கட்டணம்/ Total (In Rs.)		11570600	

Amount (in words): Rupees One Crore Fifteen Lakhs Seventy Thousands Six Hundred Only

M.W.G.W.F. DD Details : DD Number: 133193 Amount: 112000 Rs. Date:28/09/2018 Bank:KOTAK MAHINDRA BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட 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 31/03/2019 ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி முடிவு நாள் 30/09/2020

This Sanction will expire if the construction is not started with in 31/03/2019

If Construction started Building Permit is valid up to 30/09/2020

Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)



GREATER CHENNAI CORPORATION
Town Planning Section
Works Department

ANNEXURE

BUILDING PERMISSION

CEBA / WDCN06 / 00283 / 2018 Dated 01.10.2018

M/s. KLP Projects Private Limited

Rep by its Thiru. Manish Kumar Jain and

M/s. Sanklecha Infra Projects Pvt. Ltd.

Rep. By Thiru. Karan Sanklecha & Thiru. Bhawarlal Jain,
No.1-30, Perambur Barracks Road, Pattalam, Chennai – 600011.

Planning Permission for the construction of Multi- Storeyed Residential Group Development with two sites (Site-1 & 2) -Revised proposal with additions & alteration to the earlier approved plan in **Site-1** consisting **Combined Basement floor for Block A to L, P & Q; 2 Level Basement floor for Block A & B; Combined Stilt floor (Pt)/Ground floor (Pt) & Combined 1st floor for Block A to L;**

Tower - A : 1st floor to 17th floor - Residential Tower with 64 Dwelling units & Shops at 1st & 2nd floor; **Tower - B :** 1st floor to 17th floor - Residential Tower with 63 Dwelling units & Shops at 1st & 2nd floor; **Tower - C :** 1st floor to 17th floor - Residential Tower with 62 Dwelling units & Home Theatre, Shops at 1st & 2nd floor; **Tower - D :** 1st floor to 17th floor - Residential Tower with 68 Dwelling units; **Tower- E** 1st floor to 19th floor - Residential Tower with 75 Dwelling units & Ice cream parlour in 1st floor; **Tower - F :** 1st floor to 19th floor - Residential Tower with 71 Dwelling units & Banquet Hall, Indoor Games, Restaurant in 1st & 2nd floor; **Tower - G** 1st floor to 19th floor - Residential Tower with 73 Dwelling units & Gym, Indoor Games at 1st floor; **Tower - H** 1st floor to 19th floor - Residential Tower with 76 Dwelling units; **Tower - I :** 1st floor to 19th floor - Residential Tower with 75 Dwelling units & Yoga Room at 1st floor; **Tower – J:** 1st floor to 19th floor - Residential Tower with 74 Dwelling units & Indoor Games, Tuition centre at 1st floor; **Tower K** 1st floor to 19th floor -Residential Tower with 76 Dwelling units; **Tower - L :** 1st floor to 19th floor -

Residential Tower with 76 Dwelling units; **Combined Stilt floor for Block M, N & O; Tower - M : 1st floor to 19th floor - Residential Tower with 74 Dwelling units & Shops at 1st floor; Tower - N : 1st floor to 19th floor - Residential Tower with 72 Dwelling units & Day care centre, Tuition room, Games room, Gym at 1st floor; Tower - O : 1st floor to 19th floor - Residential Tower with 74 Dwelling units & Gym, Association Room at 1st floor; Tower - P : Stilt floor (Pt)/ Ground floor (Pt) + 19 floors - Residential Tower with 114 Dwelling units; Tower -Q : Stilt floor (Pt)/ Ground floor (Pt) + 16 floors - Residential Tower with 64 Dwelling units; Temple Block : Ground floor - Jain Temple (Totally 18 Blocks with 1251 Dwelling units & Commercial Space) at Old Door Nos. 1A, 1B, 1/C, 1D, 1E, 1F, 1/1, 1 /2, 1F/3, 1F/4, 13, 23/1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and New Door Nos. 1 to 24, 26, 28 & 30, Perambur Barracks Road, Off Strahans Road, K.M. Garden Street, Angalamman Koil 1st Street and Binny Lane, Pattalam, Chennai - 600 012 comprised in Present R.S.No. 2201/98, Block No. 34 of Purasawakkam village and proposed additional MSB Residential Group Development in **Site - 2 : Block - R : Stilt floor + 9 floors - Residential Tower with 126 EWS dwelling units; Block - S : Stilt floor + 9 floors - Residential Tower with 126 EWS dwelling units; Block - T : Stilt floor + 16 floors -Residential Tower with 320 Dwelling units (T1 : 208 EWS Dwelling Units & T2 : 112 Regular Dwelling units); Club House : Ground floor + 2 floors with Games Room, Gym, Multi-purpose Hall & Open Swimming pool (Totally 4 Blocks with 572 Dwelling units including 460 EWS dwelling units in Block No. R, S & T) at Door No. 20/21, 25, 274, 290/1 & 292, Cooks Road, Somasundaram Nagar Krishnadas Road, Somasundaram nagar main Road & Somasundaram Nagar 1st Street, Otteri, Chennai - 12. Compised in R.S. No. 273/48 (Pt) and 274/49(Pt), Block No. 17 of Perambur village (Total Dwelling units including Site -1 & 2 : 1823 Dwelling units) with PREMIUM FSI applied by M/s. KLP Projects Pvt. Limited, (GPA) Rep. by Thiru. Manish Kumar Jain and M/s. SANKLECHA INFRA PROJECTS Pvt. Ltd., (GPA) - Approved.****

J. Jayaraj
01/11/18

Asst. Exe. Engineer (Works)

Manish Kumar Jain
11/10/18

Executive Engineer (Works)

2/10/18
11/10/18
Sastip

Chennai Metropolitan Development Authority PLANNING PERMIT

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

PERI No. 11924

C/PP/MSB/36(S-01 to S-43)/2018 Date of Permit 20/09/2018

File No. C3(N)/941/2017

M/S. KLP PROJECTS

Name of Applicant with Address PVT. LIMITED

Rep. by Thiru Manish Kumar Jain AND
M/S. Sanklecha Intra Projects Pvt. Ltd. Date of Application 19.01.2017
Rep. by Thiru Karan Sanklecha

Nature of Development : Layout/Sub-division of Land/Building cons-
Thiru. Bhawar Lal Jain ruption/Change in use of Land/Building
No: 1-30 Perambur Barracks Road,
Pattalam, Chennai - 600 011.
Site Address:

Division No. ANNEXURE ENCLOSED

Balance 16,00,000/- 3007943
Development Charge paid Rs. Challan No. 24.08.2018

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 19/09/2023
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.

GOVT LY(MS) NO. 96,
H4 VD (VDI) DEPT.
Dt. 13.07.2018

For MEMBER SECRETARY
89
19/09/18

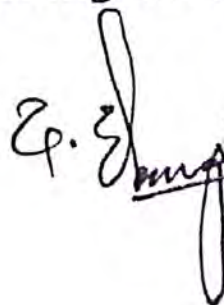
ANNEXURE

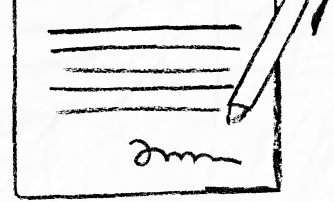
File No. C3(N)/941/2017 Permit No. 11924

Planning Permission No. C/PP/MSB/36 (S-01 to S-43)/2018

Planning permission for the construction Multi-Storeyed Residential Group Development with two sites (Site-1 & 2) – Revised proposal with additions & alteration to the earlier approved plan in **Site-1** consisting **Combined Basement floor for Block A to L, P & Q; 2 Level Basement floor for Block A & B; Combined Stilt floor (Pt)/Ground floor (Pt) & Combined 1st floor for Block A to L; Tower – A : 1st floor to 17th floor - Residential Tower with 64 Dwelling units & Shops at 1st & 2nd floor; Tower – B : 1st floor to 17th floor – Residential Tower with 63 Dwelling units & Shops at 1st & 2nd floor; Tower – C : 1st floor to 17th floor – Residential Tower with 62 Dwelling units & Home Theatre, Shops at 1st & 2nd floor; Tower – D : 1st floor to 17th floor – Residential Tower with 68 Dwelling units; Tower – E : 1st floor to 19th floor – Residential Tower with 75 Dwelling units & Ice cream parlour in 1st floor; Tower – F : 1st floor to 19th floor – Residential Tower with 71 Dwelling units & Banquet Hall, Indoor Games, Restaurant in 1st & 2nd floor; Tower – G : 1st floor to 19th floor – Residential Tower with 73 Dwelling units & Gym, Indoor Games at 1st floor; Tower – H : 1st floor to 19th floor – Residential Tower with 76 Dwelling units; Tower – I : 1st floor to 19th floor – Residential Tower with 75 Dwelling units & Yoga Room at 1st floor; Tower – J : 1st floor to 19th floor – Residential Tower with 74 Dwelling units & Indoor Games, Tuition centre at 1st floor; Tower – K : 1st floor to 19th floor – Residential Tower with 76 Dwelling units; Tower – L : 1st floor to 19th floor – Residential Tower with 76 Dwelling units; Combined Stilt floor for Block M, N & O; Tower – M : 1st floor to 19th floor – Residential Tower with 74 Dwelling units & Shops at 1st**

floor; **Tower - N** : 1st floor to 19th floor – Residential Tower with 72 Dwelling units & Day care centre, Tuition room, Games room, Gym at 1st floor; **Tower - O** : 1st floor to 19th floor – Residential Tower with 74 Dwelling units & Gym, Association Room at 1st floor; **Tower - P** : Stilt floor (Pt)/ Ground floor (Pt) + 19 floors – Residential Tower with 114 Dwelling units; **Tower - Q** : Stilt floor (Pt)/ Ground floor (Pt) + 16 floors – Residential Tower with 64 Dwelling units; **Temple Block** : Ground floor – Jain Temple (**Totally 18 Blocks with 1251 Dwelling units & Commercial Space**) at Old Door Nos. 1A, 1B, 1/C, 1D, 1E, 1F, 1/1, 1/2, 1F/3, 1F/4, 13, 23/1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and New Door Nos. 1 to 24, 26, 28 & 30, Perambur Barracks Road, Off Strahans Road, K.M. Garden Street, Angalamman Koil 1st Street and Binny Lane, Pattalam, Chennai – 600 012 comprised in Present R.S.No. **2201/98**, Block No. 34 of **Purasawakkam village** (Division) and proposed additional MSB Residential Group Development in **Site - 2 : Block - R** : Stilt floor + 9 floors – Residential Tower with 126 EWS dwelling units; **Block - S** : Stilt floor + 9 floors – Residential Tower with 126 EWS dwelling units; **Block - T** : Stilt floor + 16 floors – Residential Tower with 320 Dwelling units (T1 : 208 EWS Dwelling Units & T2 : 112 Regular Dwelling units); **Club House** : Ground floor + 2 floors with Games Room, Gym, Multi-purpose Hall & Open Swimming pool (**Totally 4 Blocks with 572 Dwelling units including 460 EWS dwelling units in Block No. R, S & T**) at Door No. 20/21, 25, 274, 290/1 & 292, Cooks Road, Somasundaram Nagar Krishnadas Road, Somasundaram nagar main Road & Somasundaram Nagar 1st Street, Otteri, Chennai – 12. Compised in R.S. No. **273/48** (Pt) and **274/49**(Pt), Block No. 17 of **Perambur village**, Greater Chennai Corporation (**Total Dwelling units including Site -1 & 2 : 1823 Dwelling units**) with **PREMIUM FSI**


28/09/18



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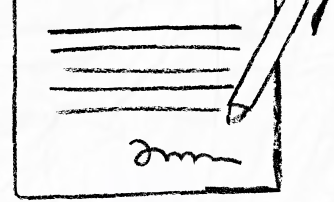
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