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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)/5460/2018 Dated: 29.01.2019

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

Sir,

Sub: CMDA – Area Plans Unit – MSB (North) Division – Planning Permission for the construction of **Combined 4 Basement floors + Tower – 1** : Ground floor + 18 floors – Residential Building with 72 Dwelling units; **Tower – 2** : Ground floor + 18 floors – Residential Building with 103 Dwelling units; **Tower – 3** : Ground floor + 18 floors – Residential Building with 70 Dwelling units; **Tower – 4** : Ground floor + 18 floors – Residential Building with 55 Dwelling units **(Totally 300 Dwelling units)** at T.S. No. **7**/80, **7**/81 & **8**/14 Block No. 16 of **Adyar village**, River view Road, Guindy Taluk, Chennai applied by **M/s.True Value Homes (India) Pvt Ltd** represented by its Authorized Signatory Thiru.T.V.Sathia Narayana – Approved - Reg.

Ref:
1. Planning Permission Application received in SBC No. MSBS/2018/000169 dt.06.04.2018.
2. Earlier Planning Permission issued in PP No. C/PP/MSB-IT/78 A to W/2012 Permit No. 7155 vide Letter No. C3/2217/2011 dt.23.11.2012.
3. Earlier Planning Permission issued in PP No. C/PP/MSB/08 A to T/2015, Permit No. 8196 vide Letter No. C3/1135/2014 dt.18.02.2015.
4. Earlier Planning Permission issued in PP No. C/PP/MSB/31(A to Q)/2017, Permit No. 11159 vide Letter No. C3(S)/17393/2016 dt.17.07.2017.
5. OSR Area Gift Deed Doc. No. 1389/2012 dt.22.06.2012.
6. Agenda and Minutes of 241st MSB Panel meeting held on 17.05.2018.
7. This office letter even No. dt.24.05.2018 addressed to the Applicant.
8. Applicant letter dt.04.06.2018.
9. DF&RS NOC Letter R.Dis. No. 7762/C1/2018 PP.NOC. No. 83/2018 dt.14.06.2018.
10. Traffic Police NOC Letter Rc. No. Tr./License/524/12083/2018 dt.14.06.2018.
11. IAF NOC Letter No. TAM/5219/1/ATC dt.07.05.2010.

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12. The Principal Chief Engineer, Greater Chennai Corporation Letter W.D.C. No. D2/1539/2018 dt.16.05.2018.
13. Applicant letter dt.02.07.2018 along with revised plans.
14. PWD NOC Letter No. DB/T5(3)/F-I-Adyar – True Value/2018 dt.28.06.2018.
15. This office letter even No. dt.03.08.2018 addressed to the Applicant.
16. Applicant letter dt.10.08.2018 enclosing Structural design vetted by PWD.
17. G.O.(Ms) No. 101, H&UD (UD-1) Department dt.19.07.2018.
18. This office letter even No. dt.28.08.2018 addressed to The Sub-Registrar, Adyar SRO.
19. The Sub-Registrar, Adyar SRO, GLV letter No. 775/2018 dt.30.08.2018.
20. This office DC Advice letter even No. dt.06.09.2018 addressed to the applicant.
21. Applicant letter dt.12.09.2018 (Remittance of DC & other charges along with undertakings).
22. Agenda and Minutes of 243rd MSB Panel meeting held on 18.09.2018.
23. Structural design details vetted by Executive Engineer, PWD., Building Centre & Conservation Division, Chepauk, Chennai – 600 005.
24. Applicant letter dt.20.11.2018 & 11.01.2019 enclosing revised plans along with revised AAI NOCs and Amendment to Environmental Clearance.
25. AAI NOC ID. CHEN/SOUTH/B/102718/345035 dt.16.11.2018 valid upto 15.11.2026 for Tower – 1 (Requested Height : 72.20m)
26. AAI NOC ID. CHEN/SOUTH/B/102718/345036 dt.16.11.2018 valid upto 15.11.2026 for Tower – 2 (Requested Height : 72.20m)
27. AAI NOC ID. CHEN/SOUTH/B/102718/345037 dt.16.11.2018 valid upto 15.11.2026 for Tower – 3 (Requested Height : 72.20m)
28. AAI NOC ID. CHEN/SOUTH/B/102718/345038 dt.16.11.2018 for Tower – 4 valid upto 15.11.2026 (Requested Height : 72.20m)
29. Copy of Environmental Clearance Amendment Letter No. SEIAA-TN/ F.No.6670/Amendment/EC/8(a)/2018 dt.31.12.2018 to Environmental Clearance issued in Letter No. SEIAA/TN/F.6398/EC/ 8(a)/521/2017 dt.19.06.2017.

The Planning Permission Application received in the reference 1st cited for the construction of **Combined 4 Basement floors + Tower – 1** : Ground floor + 18 floors – Residential Building with 72 Dwelling units; **Tower – 2** : Ground floor + 18 floors – Residential Building with 103 Dwelling units; **Tower – 3** : Ground floor + 18 floors – Residential Building with 70 Dwelling units; **Tower – 4** : Ground floor + 18 floors – Residential Building with 55 Dwelling units **(Totally 300 Dwelling units)** at T.S. No. 7/80, 7/81 & 8/14 Block No. 16 of **Adyar village**, River view Road, Guindy Taluk, Chennai applied by **M/s.True Value Homes (India) Pvt Ltd** represented by its Authorized Signatory Thiru.T.V.Sathia Narayana has been examined and Planning Permission is issued based on the Government Order issued in the reference 17th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by other Government Agencies in the references 9th,

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10th, 11th, 14th, 25th to 29th cited above subject to the condition that **the applicant has to obtain prior permission from the Executive Authority concerned for the construction of Swimming Pool as per G.O.Ms No.97, MAWS, dated 07.07.2015. The applicant has to furnish the NOC obtained from the Executive Authority to CMDA at the time of applying for Completion Certificate.**

2. The applicant has remitted the following balance charges in the reference 21st cited vide receipt No. B008109 dt.12.09.2018 (The applicable charges were demanded after adjusting the charges already remitted for earlier approvals issued in B/f No. C3/2217/2011, C3/1134/2014 & C3(S)/17393/2016):

i)	Development charges for Land & Building.	**Rs.1,25,000/-** (Rupees One lakh and twenty five thousand only)
ii)	Balance Scrutiny fee	**Rs.50,000/-** (Rupees Fifty thousand only)
iii)	Regularisation Charges	**Nil**
iv)	Security Deposit for Building	**Rs.33,00,000/-** (Rupees Thirty three lakh only)
v)	Security Deposit for Display Board	**Rs.10,000/-** (Rupees Ten thousand only)
vi)	Security Deposit for STP	**Nil**
viii)	I & A Charges	**Nil**
ix)	Shelter Fee	**Rs.1,28,00,000/-** (Rupees One crore and twenty eight lakh only)
x)	Flag day Contribution by Cash (Receipt No. 2567605 to 2567609 dt.12.09.2018)	**Rs.500/-** (Rupees Five hundred only)

3. The applicant also furnished DD for a sum of **Rs.22,35,000/-** (Rupees Twenty two lakh and thirty five thousand only) vide DD No. 059984 dt.12.09.2018 drawn from RBL Bank, Chennai Branch in favour of Managing Director, CMWSSB towards Infra Structure Development Charges.

4. The applicant has already Gifted OSR area measuring 1350.00 Sq.m. through registered Gift Deed Doc. No. 1389/2012 dt.22.06.2012 while obtaining his 1st approval issued in B/f No. C3/1135/2014 vide PP. No. C/PP/MSB-IT/8 A to W/2012 dt.23.11.2012, Permit No. 7155 dt.23.11.2012.

5. The applicant has also furnished an undertaking in the reference 21st cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS, Police (Traffic), AAI, IAF, PWD & Environmental Clearance.

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6. The Promoter 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.

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 its continued structural stability of the buildings.

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 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.

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

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

11. (i) 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.

(ii) 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. (i) 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.

(ii) 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. 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 Environmental Clearance and NOC issued by the Police (Traffic), DF&RS, PWD, AAI and IAF.

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15. Two sets of plan for the proposal is approved and numbered as Planning Permission No. **C/PP/MSB/01 (A to Z)/2019,** dated **29.01.2019** in **Permit No. 11942** are sent herewith. The Planning Permission is valid for the period from **29.01.2019 to 28.01.2024.**

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

18. This approval is not final. The applicant has to commence the project only after obtaining necessary Building Permit under the Local Body Act and must provide temporary Lightning Arrestor while commencing the construction.

Yours faithfully,

29/01/19

for **PRINCIPAL SECRETARY / MEMBER-SECRETARY**

29/1/19

Encl :

1. Two copies approved plan
2. Two copies of Planning Permission
3. Copy of GO in the reference 16th cited.

C3(S)/5460/2018

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Copy To:

1. M/s.True Value Homes (India) Pvt Ltd represented by its Authorized Signatory Thiru.T.V.Sathia Narayana No.12, Janakiammal Street, West Mambalam, Chennai – 600 033.

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.Sri Ram Ganapathi**
Architect CA/90/12933
No.11/53D, Sripuram Colony, 1st Street,
St.Thomas Mount Contonment, Chennai – 600 016.
Mobile No. 9884050667
e-mail ID : ksm@ksmindia.com

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9. **Thiru.N.Chandru M.E. (Structures)**
Structural Engineer
Class – I Licensed Surveyor No. 1806
No.A20, 100 Feet Road,
Hindu Colony, Nanganallur, Chennai – 600 061.
Mobile No. 9840767580
e-mail ID : c.strengr@gmail.com

10. **Thiru.S.Rajasekar**
Site Engineer,
No.3, Mangesh Street,
T.Nagar, Chennai – 600 017.
Mobile No. 7824800160
e-mail ID : rajasekar@appaswamy.com

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Chennai Metropolitan Development Authority
PLANNING PERMIT
(Sec 49 of T & C. P. Act 1971)

PERMIT No. 11942 Date of Permit 29.01.2019

CIPP/MSB/01 (A to Z)/2019

File No. C3(S)/5460/2018

Name of Applicant with Address M/s. True Value Homes (India) Pvt. Ltd., Rep by its Authorized signatory Thiru. T.V. Sathiya Narayana

Date of Application

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

Site Address As per Annexure enclosed

Division No.

Development Charge paid Rs. 1,25,000/- Challan No. 8008/09 Date 12.09.20

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 28/01/2024

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.

29/01/19

For MEMBER SECRETARY

Processed based on G.O. (Ms) No. 101, H&UD (UD1) Dept., dt. 19.7.2018

28/1/19

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C3(S)/5460/2018

ANNEXURE

P.P. No. C/PP/MSB/01 (A to Z)/2019
Permit No. 11942

CMDA – APU – MSB (South) – Planning Permission for the construction of **Combined 4 Basement floors + Tower – 1 :** Ground floor + 18 floors – Residential Building with 72 Dwelling units; **Tower – 2 :** Ground floor + 18 floors – Residential Building with 103 Dwelling units; **Tower – 3 :** Ground floor + 18 floors – Residential Building with 70 Dwelling units; **Tower – 4 :** Ground floor + 18 floors – Residential Building with 55 Dwelling units **(Totally 300 Dwelling units)** at T.S. No. 7/80, 7/81 & 8/14 Block No. 16 of **Adyar village**, River view Road, Guindy Taluk, Chennai.

M/s.True Value Homes (India) Pvt Ltd represented by its Authorized Signatory Thiru.T.V.Sathia Narayana
No.12, Janakiammal Street, West Mambalam,
Chennai – 600 033.

29/01/19

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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/WDCN13/00031/2019		C3(S)/5460/2018 - 29/01/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுசமர்ப்பட்ட நாள்/ Application Date
N13	N172	14/02/2019	14/02/2019
விண்ணப்பதாரரின் பெயர் மற்றும் முகவரி / Applicant name & address		MS. TRUE VALUE HOMES INDIA PVT LTD-REP BY ITS AUTHORIZED SIGNATORY THITU. T.V. SATHIA NARAYANA, NO:12, JANAKIAMMAL STREET, WEST MAMBALAM, CHENNAI- 600 033.	
மேம்பாட்டு தன்மை / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Block No:16,Plot No:-, Survey No:TS.NO: 7/80,7/81,8/14, River View Road,Kotturpuram,Kotturpuram,Adayar, CHENNAI, 600085	
Building License Fees		1295000	
Road cut charges - CMWSSB SEWERAGE		5000	
Road cut charges - CMWSSB, WATER		5000	
Road cut charges - TNEB		5000	
Scrutiny Fees		600	
மொத்தக் கட்டணம்/ Total (In Rs.)		1310600	

Amount (in words): Rupees Thirteen Lakhs Ten Thousands Six Hundred Only

M.W.G.W.F. DD Details : DD Number: 122682 Amount: 1525000 Rs. Date:07/02/2019 Bank:RATNAKAR BANK LTD

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 13/08/2019 ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி
முடிவு நாள் 13/02/2021

This Sanction will expire if the construction is not started with in 13/08/2019

If Construction started Building Permit is valid up to 13/02/2021

14/02/19

Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)

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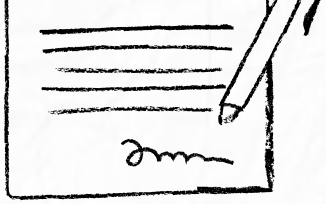

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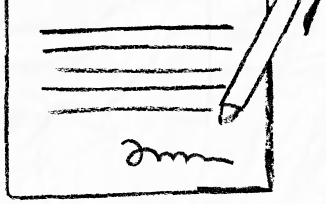

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Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
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hello@verified.realestate
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