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By Special Messenger



Housing and Urban
Development (UD I) Department,
Secretariat, Chennai - 9.

Letter (Ms) No. 116 dated 31.05.2013

From
Thiru THANGA KALIYAPERUMAL, I.A.S.,
Secretary to Government.

To
The Member-Secretary,
Chennai Metropolitan Development Authority,
Chennai - 600 008 (w.e.)

Sir,
Sub: Urban Development - Chennai Metropolitan Area - Planning
Permission for the proposed construction of M/s. Ozone Projects
Pvt. Ltd. for the revised proposal for the construction of Combined
two Basement floors + Third Basement floor (Part) + Block Nos. 9,
16, 23, 24 (Type - A) - Ground floor + 16 floors with 260 Dwelling
units; + Block Nos. 2, 7, 11, 13, 14, 17, 22, 25 & 26 (Type - B) -
Ground floor + 16 floors with 576 Dwelling units; + Block Nos. 1, 3,
4, 5, 6, 8, 10, 12, 15, 18, 19, 20 & 21 (Type - C) - Ground floor + 16
floors with 845 Dwelling units; + Block No. 27 - Ground floor + 16
floors with 136 Dwelling units; Block Nos. 28, 29 & 30 (LIG Housing)
- Ground floor + 20 floors with 532 Dwelling units (Totally 2349
Dwelling units) Club House - G+2 Floors; Swimming pools, Jacuzzi,
Kids pool & Commercial block: Triple Basement floors + Lower
Ground floor + 3 floors + 4th floor (Part) with Anchor Shops, Food
court & 10 Cinema Theatres at T.S.No.1/1, 1/2, 2/3, 2/4, 4/2 of Block
No.26, T.S.No.3/2, 3/3, 4/3 & 7/2 of Block No.27 of Koyambedu
Village, Jawaharlal Nehru Road, Chennai-- Recommendation of Multi-
Storeyed Building Panel - Approval of - Orders - Issued.

Ref: Your Letter No.C3(N)/719/2013 dated 30.4.2013

=====

I am directed to invite attention to the reference cited wherein you have
requested the Government to accord approval to the recommendation of the Multi-
Storeyed Building Panel for issue of Planning Permission to M/s. Ozone Projects
Pvt. Ltd. for the revised proposal for the construction of Combined two Basement
floors + Third Basement floor (Part) + Block Nos. 9, 16, 23, 24 (Type - A) - Ground
floor + 16 floors with 260 Dwelling units; + Block Nos. 2, 7, 11, 13, 14, 17, 22, 25 &

Now 12 WS dec

26 (Type - B) - Ground floor + 16 floors with 576 Dwelling units; + Block Nos. 1, 3, 4, 5, 6, 8, 10, 12, 15, 18, 19, 20 & 21 (Type - C) - Ground floor + 16 floors with 845 Dwelling units; + Block No. 27 - Ground floor + 16 floors with 136 Dwelling units; Block Nos. 28, 29 & 30 (LIG Housing) - Ground floor + 20 floors with 532 Dwelling units (Totally 2349 Dwelling units) Club House - G+2 Floors; Swimming pools, Jacuzzi, Kids pool & Commercial block: Triple Basement floors + Lower Ground floor + 3 floors + 4th floor (Part) with Anchor Shops, Food court & 10 Cinema Theatres at T.S.No.1/1, 1/2, 2/3, 2/4, 4/2 of Block No.26, T.S.No.3/2, 3/3, 4/3 & 7/2 of Block No.27 of Koyambedu Village, Jawaharlal Nehru Road, Chennai.

2. The Government, after careful examination, have decided to accord approval to the recommendation of the Multi-Storeyed Building Panel. Accordingly, the Government, approve the recommendation of the Multi-Storeyed Building Panel for issue of Planning Permission to M/s. Ozone Projects Pvt. Ltd. for the revised proposal for the construction of Combined two Basement floors + Third Basement floor (Part)+ Block Nos. 9, 16, 23, 24 (Type - A) - Ground floor + 16 floors with 260 Dwelling units; + Block Nos. 2, 7, 11, 13, 14, 17, 22, 25 & 26 (Type - B) - Ground floor + 16 floors with 576 Dwelling units; + Block Nos. 1, 3, 4, 5, 6, 8, 10, 12, 15, 18, 19, 20 & 21 (Type - C) - Ground floor + 16 floors with 845 Dwelling units; + Block No. 27 - Ground floor + 16 floors with 136 Dwelling units; Block Nos. 28, 29 & 30 (LIG Housing) - Ground floor + 20 floors with 532 Dwelling units (Totally 2349 Dwelling units) Club House - G+2 Floors; Swimming pools, Jacuzzi, Kids pool & Commercial block: Triple Basement floors + Lower Ground floor + 3 floors + 4th floor (Part) with Anchor Shops, Food court & 10 Cinema Theatres at T.S.No.1/1, 1/2, 2/3, 2/4, 4/2 of Block No.26, T.S.No.3/2, 3/3, 4/3 & 7/2 of Block No.27 of Koyambedu Village, Jawaharlal Nehru Road, Chennai, subject to the following conditions and on payment of Development Charges and other usual charges:-

- (A) To obtain revised plans rectifying drafting errors as shown below, before issue of DC advice;
 1. Setback at certain points are not shown.
 2. Driveway in Basement floors are to be provided with required Turning radius of 4.00m.
 3. Certain Car parking lots are to be rearranged with required aisle width.
 4. Section along ramp requires correction with respect to the formed Ground level.
 5. 3m & 1.5m driveways written as two way driveway has to be renamed as one way driveway.
 6. Partition walls in basement floor to be removed and height of basement floor to be mentioned as 0.90m.
 7. Outer Walls, doors & windows are not shown in front of the shops/restaurant of Commercial Block.
 8. Block/floor details to be shown in the subtitle.
 9. Section & elevation requires correction with respect to the floor plans.
 10. Void & duct spaces in the Commercial Block are not clearly mentioned.
 11. Certain sumps shown in the Basement floors are not completely enclosed.

12. Certain Dimension lines shown in the Commercial Blocks are not legible.
13. Meter rooms for Commercial block to be provided.

(B) NOC from Traffic Police to be obtained before issue of DC advice;

(C) Revised NOC from AAI to be obtained before issue of DC advice as the applicant has submitted NOC from AAI for a height of 62.26 m whereas the total height of the LIG Block is 66.60 mts.

(D) During the earlier approval the applicant obtained EIA clearance vide the Letter No.21-419/2006-IA.III dt. 11.4.2007 for a total build up area of 4,29,879 sq.m. Whereas the total floor area of revised proposal is 4,09,568 sq.m. However, there is a change in the composition of floor area of residential and commercial activities. In case, such revised EIA clearance is necessary, the applicant shall obtain the same.

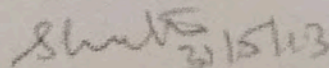
(E) Regarding NOC from CMRL, a fresh NOC from CMRL may be obtained by the applicant and furnished to CMDA before issue of Planning Permission for the revised proposal.

3. I am to request you to obtain an undertaking before issue of Planning Permission from the applicant as usual to the effect that he would fulfill all the Development Regulations provisions, conditions imposed by the Director of Fire and Rescue Services and other Departments. I am also to request you to make regular inspection of the building to avoid deviation.

4. I am therefore to request you to take necessary further action accordingly for issue of Planning Permission.

5. The original file of Chennai Metropolitan Development Authority bearing No.C3(N)/719/2013 is returned herewith. The receipt of the same may be acknowledged.

Yours faithfully,



for Secretary to Government.

Copy to:-

M/s. Ozone Projects Pvt. Ltd.,

63, G.N.Chetty Road,

T.Nagar, Chennai 600 017.

The Senior Personal Assistant to Minister (Hg&UD), Chennai - 9.

Stock file / Copy for file.

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. **8116**

C/PP/MSB-IT/49 (1 to 31) / 2013 Date of Permit **23/08/2013**

File No. **C3(N)/719/2013** M/s. Ozone Projects Pvt Ltd,

Name of Applicant with Address **63, G.N. Chetty Road,
T. Nagar, Chennai - 600 017.**

Date of Application **07.01.13**

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

PP- For the revised proposal for the construction

Site Address **of Multi storied Group development -**

Residential buildings, Commercial Block and

Division No Club House at T.S. Nos. 1/1, 1/2, 2/3, 2/4

4/2 of Block no. 26, T.S. Nos. 3/2, 3/3, 4/3 & 7/2

of Block no. 27 of Koyembedu village (Details as per Annexure enclosed)

After adjusting the Development Charge paid Rs. **1,72,00,000/-** Challan No. **00017** Date **11/4/09**

for the earlier approval - DC for revised Proposal - NIL -

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 **21/08/2016**

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. letter (MS) No. 116

H&UD (UD-I) Dept dt

31/5/2013.

8
22/8/13

S. S. Ramani
22/8/13
For MEMBER SECRETARY

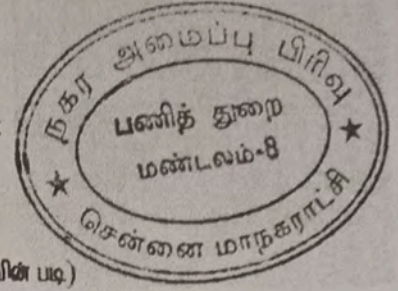


சென்னை மாநகராட்சி
CORPORATION OF CHENNAI

நகரமைப்பு பிரிவு பணித்துறை
Town Planning Section-Works Department
கட்டிட அனுமதி

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/WDCN08/402/2013		C3 (N) 719/2013 - 22/08/2013	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N08	N099	13/12/2013	13/12/2013
தொடர்புள்ள பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		OZONE PROJECTS PVT LTD GPA-NO 63, G.N. CHETTY ROAD, T. NAGAR, CHENNAI-600017	
சேவைப்பட்டு தன்மை / Service Type		CMDA Proposal - only for Building Permit	
மனை அமைவிடம் / Plot address		Block No:0, Plot No:0, Anna Nagar (W), Anna Nagar West, T.S.NO-1/1, 1/2, 2/3, 2/4 & 4/2 OF BLOCK NO 26 AND T.SNO 3/2, 3/3, 4/3 & 7/2 OF BLOCK NO-27 OF KOYEMBEDU VILLAGE, CHENNAI, 600040	
Scrutiny Fees		600	
Building License Fees		63778000	
மொத்தக் கட்டணம்/ Total (In Rs.)		63778600	

Amount (in words): Rupees Six Crore Thirty Seven Lakhs Seventy Eight Thousands Six Hundred Only

M.W.G.W.F. DD Details : DD Number: 016782 Amount: 10915000 Rs. Date: 10/12/2013 Bank: HDFC 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 12/06/2014
முடிவு நாள் 12/12/2015

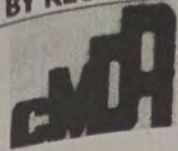
ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் கானாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 12/06/2014
If Construction started Building Permit is valid up to 12/12/2015

Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)

BY REGISTERED POST WITH ACK.DUE



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
ThalamuthuNatarajan 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)/837/2016, dated 24.02.2017

To

M/s. Ozone Projects Pvt. Ltd (for self and as GPA) and
M/s. Sugam Vanijya Holdings (P) Ltd.,
Old No.32, New No.63, G.N.Chetty Road,
T.Nagar, Chennai - 6000 17.

Sir,

Sub: CMDA - Area Plans Unit - MSB (North) Division - Planning Permission Application for the Revised Proposal for the construction of Combined 3rd Basement floor (part) + Combined Double Basement floor + Block 9, 16, 23, 24 (Type -A) - Ground floor + 16 floors with 260 Dwelling units; Block 2, 7, 11, 13, 14, 17, 22, 25 & 26 (Type -B) - Ground floor + 16 floors with 580 Dwelling units; Block 1, 3, 4, 5, 6, 8, 10, 12, 15, 18, 19, 20, 21 - Ground floor + 16 floors with 846 Dwelling units; Block 27 - Stilt floor + 17 floors with 136 Dwelling units; Block 28, 29 & 30 (EWS) - Ground floor + 20 floors with 624 Dwelling units (Totally 2446 Dwelling units); & Commercial block: Triple Basement floor + Ground floor + 3 floors + 4th floor (Part) with Anchor Shops, Food court, 10 Cinema Theatres and Hotel rooms at T.S.No.1/1, 1/2, 2/3, 2/4, 4/2 of Block No.26, T.S.No.3/2, 3/3, 4/3 & 7/2 of Block No.27 of Koyambedu Village, Jawaharlal Nehru Road, Chennai- Applied by **M/s. Ozone Projects Pvt. Ltd (for self and as GPA) & M/s. Sugam Vanijya Holdings (P) Ltd.,** - Remittance of DC & Other Charges - Advice sent - Reg.

- Ref:
1. Earlier Planning Permission issued vide letter No. C3/6809/2008, dated 13.04.2009
 2. Revised planning permission issued in letter No C3(N)/719/2013 dated 22.08.2013
 3. Planning permission Application submitted in MSB/2016/000044 dt.14.01.2016
 4. NOC from CMWSSB in Letter No. CMWSSB/O&M/SE(N)/Regn./Swim.Pool/Spl./2010, dt.26.05.11 for Swimming pool.
 5. NOC from CMWSSB in Letter No. CMWSSB/P&D/EE-III/STP/88 (2011-12), dt.09.04.12 for STP.
 6. NOC from DF & RS in Letter D.Dis.No. 89/C1/2013, PP.NOC No. 8/2013, dated 23.01.2013.
 7. 1st Partial Completion certificate issued in letter No.EC/CCW/N&C /673/2013 dated 22.05.2014 for Block Nos. 16,17,18,20,21 and 22 (6 Blocks with 388 Dus)
 8. 2nd Partial Completion certificate issued in letter No.EC/CC/N-1/17666/2015 dated 28.01.2016 for Block Nos. 13,14,15,19,23,24 and 25 (7 Blocks with 452 Dus)
 9. Your letter dated 19.02.2016 furnishing revised plan

10. This office letter even No. dated 22.02.2016 addressed to the Govt., H&UDdept, along with Agenda and Minutes of MSB panel meeting held on 08.01.2016
11. NOC from AAI in Ref. No. AAI/SR/NOC/RHQ (Case No. MM 320/2013) dated 25.06.2013 and 03.04.2013.
12. NOC from IAF in letter No. TAM/5219/1/ATC dt.25.03.2013
13. Consent to establish issued by TNPCB in Proc. No.111/TNPCB/F.28817/OL/CHN/A/Amendment/14/Dated 15.05.2014.
14. NOC from CMRL in letter No. CMRL/LUPD/NOC/1755/2013 dated 10.07.2013.
15. NOC from CMRL in letter No. CMRL/LUPD/NOC/1755/2013 dated 10.07.2014.
16. Govt. Letter (Ms) No.116, H & UD (UD-I) Department, dated 31.05.2016 and errata issued in letter dated 09.06.2016.
17. NOC from CMRL in letter No. CMRL/LUPD/NOC/1844(1893)/2016 dated 05.05.2016.
18. NOC from PWD received in letter No. T1/Ozone/CMDA/2016 dated 22.08.2016
19. NOC from Police Traffic in letter Rc. No. Tr./Licence /788/14715/2016 dated 23.12.16.
20. Applicant letter dated 06.02.2017 furnishing the revised plan free from corrections.

The Planning Permission Application received in the reference 1st cited for the proposed construction of Combined 3rd Basement floor (part) + Combined Double Basement floor + Block 9, 16, 23, 24 (Type -A) – Ground floor + 16 floors with 260 Dwelling units; Block 2, 7, 11, 13, 14, 17, 22, 25 & 26 (Type -B) – Ground floor + 16 floors with 580 Dwelling units; Block 1, 3, 4, 5, 6, 8, 10, 12, 15, 18, 19, 20, 21 – Ground floor + 16 floors with 846 Dwelling units; Block 27 – Stilt floor + 17 floors with 136 Dwelling units; Block 28, 29 & 30 (EWS) – Ground floor + 20 floors with 624 Dwelling units (Totally 2446 Dwelling units); & Commercial block: Triple Basement floor + Ground floor + 3 floors + 4th floor (Part) with Anchor Shops, Food court, 10 Cinema Theatres and Hotel rooms at T.S.No.1/1, 1/2, 2/3, 2/4, 4/2 of Block No.26, T.S.No.3/2, 3/3, 4/3 & 7/2 of Block No.27 of Koyambedu Village, Jawaharlal Nehru Road, Chennai- is under process.

To process the application further, you are requested to remit the following by 5 (Five) separate Demand Drafts of a Nationalised 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, Chennai Metropolitan Development Authority, Chennai-8. The charges are claimed after adjusting the earlier payment made.

i)	Balance Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.40,000/- (Rupees forty thousand only)
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ii)	Balance Scrutiny Fee	Rs.7,20,000/- (Rupees Seven lakhs and Twenty thousand only)
iii)	Security Deposit (For Building)	Rs 16,71,00,000/- (Rupees sixteen crores and seventy one lakhs only)
iv)	Security Deposit for Display Board	Rs. 10,000/- (Rupees ten thousand only)
v)	Infrastructure Development Charge for CMWSSB **	Rs.3,11,00,000/- (Rupees three crores and eleven lakhs only)
vi)	Infrastructure & Amenities Charges	Rs.4,00,000/- (Rupees Four lakhs only)
vii)	Flag Day contribution	Rs.500/-

** DD should be drawn in favour of Managing Director, Chennai Metropolitan Water Supply and Sewerage Board, Chennai- 600 002.

2. Security Deposit for building is refundable amount 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.

3. 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.

4. (i) No interest shall be collected on payment received within one month (30 days) from the date of receipt of issue of the advises 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 from the date of issue of the advise upto the date of payment.
- (iii) Account 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.

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

6. 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:
- 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 in writing shall be sent to Chennai Metropolitan Development Authority by the Architect/Class-I Licensed Surveyor who supervises the construction just 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.
 - 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 facts 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 DR, 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.
- 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.
- c) Applicant should furnish the following particular and plan after rectifying the drafting correction.
 - 1) DF&RS NOC for the revised proposal to be furnished.
 - 2) The design sufficiency certificate for STP issued by registered professionals/institutions in to be furnished.
 - 3) Detail drawing for the solid waste storage provision to be shown.
 - 4) Plan incorporating DF&RS conditions to be furnished.
 - 5) Design & detail drawing for the Puzzle parking proposed at stilt floor along with Brochure duly signed by the applicant, Architect, Structural Engineer and Consultant/Supplier to be furnished.
 - 6) Notarized undertaking for the Acceptance & Abide the conditions imposed in the NOC obtained from the various Govt. agencies to be furnished, and also the conditions must be incorporated in the plans, appropriately.
 - 7) Section along mezzanine floor to be shown.
 - 8) Environmental clearance to be obtained for the revised plan before commencement of construction.
 - 9) To permit the development of Group Development category, the applicant shall provide absolute rights to ensure public access (10 meter wide) to the excluded portions of the land.
 - 10) Applicant should ensure the boundary and access, the front portion to be demarcated clearly before issue of planning permission.
 - 11) Applicant should comply with the conditions mentioned in the Police (Traffic) NOC in the plan.
 - 12) The LIG block should be completed before applying for last partial CC.

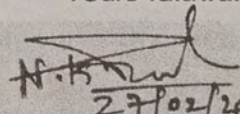
- 13) Typical floor plans for CC obtained block to be removed in the plan and consequence numbering to be done.
- 14) CC details to be incorporated in the site plan and separate coloring to be given for the CC obtained portion/blocks in the site plan.
- 15) In Block 27 parking details to be shown in the stilt floor plan.
- 16) Uninterrupted access to Thirumangaleswarar temple as submitted before the Court and acknowledged in C.S. No. 819 of 2013.
- 17) B form, Check list, PP1, PP2 & CC3 to be furnished duly certified by the owner/Developer, Architect & Structural engineer.
- 18) Furnishing the evidence to establish right of the applicant to apply for revised plan before issue of Planning Permission.

7. 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.

8. If any clarifications required on compliance of conditions imposed the applicant and the Architect can call on the Deputy Planner concerned.

9. This demand notice (DC advise) pertaining to the proposed construction falls within the jurisdiction of Commissioner, Corporation of Chennai.

Yours faithfully,

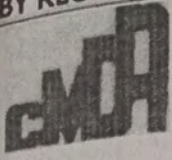

27/02/2017
For MEMBER-SECRETARY

Copy to:

1. The Chief Accounts Officer,
Accounts (Main), CMDA, Chennai-8.
2. The Commissioner
Corporation of Chennai
Chennai- 600 003.

15
27/2/17

BY REGISTERED POST WITH ACK.DUE



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

ThalamuthuNatarajan 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)/837/2016, dated 16.05.2017

To

M/s. Ozone Projects Pvt. Ltd (for self and as GPA) and

M/s.SugamVanijya Holdings (P) Ltd.,

Old No.32, New No.63, G.N.Chetty Road,

T.Nagar, Chennai - 6000 17.

Sir,

Sub: CMDA - Area Plans Unit - MSB (North) Division - Planning Permission Application for the Revised Proposal for the construction of Combined 3rd Basement floor (part) + Combined Double Basement floor + Block 9, 16, 23, 24 (Type -A) - Ground floor + 16 floors with 260 Dwelling units; Block 2, 7, 11, 13, 14, 17, 22, 25 & 26 (Type -B) - Ground floor + 16 floors with 580 Dwelling units; Block 1, 3, 4, 5, 6, 8, 10, 12, 15, 18, 19, 20, 21 - Ground floor + 16 floors with 846 Dwelling units; Block 27 - Stilt floor + 17 floors with 136 Dwelling units; Block 28, 29 & 30 (EWS) - Ground floor + 20 floors with 624 Dwelling units (Totally 2446 Dwelling units); & Commercial block: Triple Basement floor + Ground floor + 3 floors + 4th floor (Part) with Anchor Shops, Food court, 10 Cinema Theatres and Hotel rooms at T.S.No.1/1, 1/2, 2/3, 2/4, 4/2 of Block No.26, T.S.No.3/2, 3/3, 4/3 & 7/2 of Block No.27 of Koyambedu Village, Jawaharlal Nehru Road, Chennai- Applied by **M/s. Ozone Projects Pvt. Ltd (for self and as GPA) & M/s.SugamVanijya Holdings (P) Ltd.,** - Remittance of DC & Other Charges -representation received - Revised Advice for security deposit is sent - Reg.

- Ref:
1. Earlier Planning Permission issued vide letter No. C3/6809/2008, dated 13.04.2009
 2. Revised planning permission issued in letter No C3(N)/719/2013 dated 22.08.2013
 3. Planning permission Application submitted in MSB/2016/000044 dt.14.01.2016
 4. NOC from CMWSSB in Letter No. CMWSSB/O&M/SE(N)/Regn./Swim.Pool/Spl./2010, dt.26.05.11 for Swimming pool.
 5. NOC from CMWSSB in Letter No. CMWSSB/P&D/EE-III/STP/88 (2011-12), dt.09.04.12 for STP.
 6. NOC from DF & RS in Letter D.Dis.No. 89/C1/2013, PP.NOC No. 8/2013, dated 23.01.2013.
 7. 1st Partial Completion certificate issued in letter No.EC/CCW/N&C/673/2013 dated 22.05.2014 for Block Nos. 16,17,18,20,21 and 22 (6 Blocks with 388 Dus)
 8. 2nd Partial Completion certificate issued in letter No.EC/CC/N-1/17666/2015 dated 28.01.2016 for Block Nos. 13,14,15,19,23,24 and 25 (7 Blocks with 452 Dus)
 9. Your letter dated 19.02.2016 furnishing revised plan

10. This office letter even No. dated 22.02.2016 addressed to the Govt., H&UDdept, along with Agenda and Minutes of MSB panel meeting held on 08.01.2016
11. NOC from AAI in Ref. No. AAI/SR/NOC/RHQ (Case No. MM 320/2013) dated 25.06.2013 and 03.04.2013.
12. NOC from IAF in letter No. TAM/5219/1/ATC dt.25.03.2013
13. Consent to establish issued by TNPCB in Proc. No.111/TNPCB/F.28817/OL/CHN/A/Amendment/14/Dated 15.05.2014.
14. NOC from CMRL in letter No. CMRL/LUPD/NOC/1755/2013 dated 10.07.2013.
15. NOC from CMRL in letter No. CMRL/LUPD/NOC/1755/2013 dated 10.07.2014.
16. Govt. Letter (Ms) No.116, H & UD (UD-I) Department, dated 31.05.2016 and errata issued in letter dated 09.06.2016.
17. NOC from CMRL in letter No. CMRL/LUPD/NOC/1844(1893)/2016 dated 05.05.2016.
18. NOC from PWD received in letter No. T1/Ozone/CMDA/2016 dated 22.08.2016
19. NOC from Police Traffic in letter Rc. No. Tr./Licence /788/14715/2016 dated 23.12.16.
20. Applicant letter dated 06.02.2017 furnishing the revised plan free from corrections.
21. CMDA letter even No. dated 24.02.2017 requesting applicable DC and other charges.
22. The representation dated 20.03.2017 received from M/s Ozone projects private limited.
23. Minutes of the CSO meeting held on 19.04.2017.

The Planning Permission Application received in the reference 1st cited for the proposed construction of Combined 3rd Basement floor (part) + Combined Double Basement floor + Block 9, 16, 23, 24 (Type -A) – Ground floor + 16 floors with 260 Dwelling units; Block 2, 7, 11, 13, 14, 17, 22, 25 & 26 (Type -B) – Ground floor + 16 floors with 580 Dwelling units; Block 1, 3, 4, 5, 6, 8, 10, 12, 15, 18, 19, 20, 21 – Ground floor + 16 floors with 846 Dwelling units; Block 27 – Stilt floor + 17 floors with 136 Dwelling units; Block 28, 29 & 30 (EWS) – Ground floor + 20 floors with 624 Dwelling units (Totally 2446 Dwelling units); & Commercial block: Triple Basement floor + Ground floor + 3 floors + 4th floor (Part) with Anchor Shops, Food court, 10 Cinema Theatres and Hotel rooms at T.S.No.1/1, 1/2, 2/3, 2/4, 4/2 of Block No.26, T.S.No.3/2, 3/3, 4/3 & 7/2 of Block No.27 of Koyambedu Village, Jawaharlal Nehru Road, Chennai- is under process.

2. To process the application further, you were requested to remit the applicable charges in the reference 21st cited. Whereas, in the reference 22nd cited, you have submitted a representation and requested for revised demand for Security Deposit excluding the basement car parking area below the already partial completion certificate issued blocks.

3. Accordingly, the security deposit has been revised and you are requested to remit a sum of **Rs.14,91,50,000/- (Fourteen crores ninety one lakhs and fifty thousand only)** toward security deposit for building

4. The Security Deposit for building is refundable amount 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.

5. (i) No interest shall be collected on payment received within one month (30 days) from the date of receipt of issue of the advises 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 from the date of issue of the advise upto the date of payment.

(iii) Account 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.,

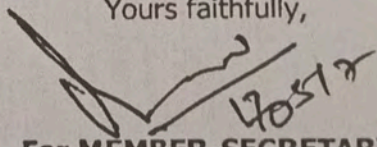
(vi) For payments of interest received after 15 days, penal interest shall be collected at the rate of 12% p.a.

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

8. **With reference to other charges and conditions, the earlier letter in the reference 15th cited holds good.**

9. This demand notice (DC advise) pertaining to the proposed construction falls within the jurisdiction of Commissioner, Corporation of Chennai.

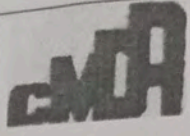
Yours faithfully,


For MEMBER-SECRETARY

Copy to:

1. The Chief Accounts Officer,
Accounts (Main), CMDA, Chennai-8.
2. The Commissioner
Greater Chennai Corporation
Chennai- 600 003.

BY REGISTERED POST WITH ACK.DUE



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)/837/2016 Dated: 25.10.2017

Revised plan appl

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

Sir,

Sub: CMDA - Area Plans Unit - MSB (North) Division - Planning Permission Application for the Proposal for the construction of Combined 3rd Basement floor (part) + Combined Double Basement floor + Block 9, 16, 23, 24 (Type -A) - Ground floor + 16 floors with 260 Dwelling units; Block 2, 7, 11, 13, 14, 17, 22, 25 & 26 (Type -B) - Ground floor + 16 floors with 580 Dwelling units; Block 1, 3, 4, 5, 6, 8, 10, 12, 15, 18, 19, 20, 21 - Ground floor + 16 floors with 846 Dwelling units; Block 27 - Stilt floor + 17 floors with 136 Dwelling units; Block 28, 29 & 30 (EWS) - Ground floor + 20 floors with 624 Dwelling units (Totally 2446 Dwelling units); & Commercial block: Triple Basement floor + Ground floor + 3 floors + 4th floor (Part) with Anchor Shops, Food court, 10 Cinema Theatres and Hotel rooms at T.S.No.1/1, 1/2, 2/3, 2/4, 4/2 of Block No.26, T.S.No.3/2, 3/3, 4/3 & 7/2 of Block No.27 of Koyambedu Village, Jawaharlal Nehru Road, Chennai which is a revision to the earlier approval - Applied by **M/s. Ozone Projects Pvt. Ltd (for self and as GPA) & M/s.Sugam Vanijya Holdings (P) Ltd., -** Approved - Reg.

- Ref:
1. Earlier Planning Permission issued vide letter No. C3/6809/2008, dated 13.04.2009
 2. Revised planning permission issued in letter No C3(N)/719/2013 dated 22.08.2013
 3. Planning permission Application submitted in MSB/2016/000044 dt.14.01.2016
 4. NOC from CMWSSB in Letter No. CMWSSB/ O&M /SE(N) /Regn. /Swim. Pool/Spl./2010, dt.26.05.11 for Swimming pool.

5. NOC from CMWSSB in Letter No. CMWSSB/P&D/EE-III/STP/88 (2011-12), dt.09.04.12 for STP.
6. NOC from DF & RS in Letter D.Dis.No. 89/C1/2013, PP.NOC No. 8/2013, dated 23.01.2013.
7. 1st Partial Completion certificate issued in letter No.EC/CCW/N&C/673/2013 dated 22.05.2014 for Block Nos. 16,17,18,20,21 and 22 (6 Blocks with 388 Dus)
8. 2nd Partial Completion certificate issued in letter No.EC/CC/N-1/17666/2015 dated 28.01.2016 for Block Nos. 13,14,15,19,23,24 and 25 (7 Blocks with 452 Dus)
9. Your letter dated 19.02.2016 furnishing revised plan
10. This office letter even No. dated 22.02.2016 addressed to the Govt., H&UD dept, along with Agenda and Minutes of MSB panel meeting held on 08.01.2016
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12. NOC from IAF in letter No. TAM/5219/1/ATC dt.25.03.2013
13. Consent to establish issued by TNPCB in Proc. No.111/TNPCB/F.28817/OL/CHN/A/Amendment/14/Dated 15.05.2014.
14. NOC from CMRL in letter No. CMRL/LUPD/NOC/1755/2013 dated 10.07.2013.
15. NOC from CMRL in letter No. CMRL/LUPD/NOC/1755/2013 dated 10.07.2014.
16. Govt. Letter (Ms) No.145, H & UD (UD-I) Department, dated 29.6.2016 and errata issued in letter dated 09.06.2016.
17. NOC from CMRL in letter No. CMRL/LUPD/NOC/1844(1893)/2016 dated 05.05.2016.
18. Environmental clearance (Amendment) issued in letter no. SEIAA-TN/F-1554/EC(8b)/A/248/2013 dt. 16.06.2016.
19. NOC from PWD received in letter No. T1/Ozone/CMDA/2016 dated 22.08.2016
20. NOC from Police Traffic in letter Rc. No. Tr./Licence /788/14715/2016 dated 23.12.16.
21. Applicant letter dated 06.02.2017 furnishing the revised plan free from corrections.
22. CMDA letter even No. dated 24.02.2017 requesting applicable DC and other charges.
23. The representation dated 20.03.2017 received from M/s Ozone projects private limited.
24. This office letter even No dt. 16.05.2017 for the revised advice for Security Deposit.

The Planning Permission Application received in the reference 3rd cited for the Revised Proposal for the construction of Combined 3rd Basement floor (part) + Combined Double Basement floor + Block 9, 16, 23, 24 (Type – A) – Ground floor + 16 floors with 260 Dwelling units; Block 2, 7, 11, 13, 14, 17, 22, 25 & 26 (Type – B) – Ground floor + 16 floors with 580 Dwelling units; Block 1, 3, 4, 5, 6, 8, 10, 12, 15, 18, 19, 20, 21 – Ground floor + 16 floors with 846 Dwelling units; Block 27 – Stilt floor + 17 floors with 136 Dwelling units; Block 28, 29 & 30 (EWS) – Ground floor + 20 floors with 624 Dwelling units (Totally 2446 Dwelling units); & Commercial block: Triple Basement floor + Ground floor + 3 floors + 4th floor (Part) with Anchor Shops, Food court, 10 Cinema Theatres and Hotel rooms at T.S.No.1/1, 1/2, 2/3, 2/4, 4/2 of Block No.26, T.S.No.3/2, 3/3, 4/3 & 7/2 of Block No.27 of Koyambedu Village, Jawaharlal Nehru Road, Chennai- Applied by **M/s. Ozone Projects Pvt. Ltd (for self and as GPA) & M/s. Sugam Vanijya Holdings (P) Ltd.,** has been examined and Planning Permission is issued based on the Govt. order issued in the reference 16th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by SEIAA, CMRL, TNPCB, PWD, AAI, IAF, CMWSSB, DF&RS and Traffic (Police) in the reference 4TH to 6TH, 11th to 15th and 17th to 20th cited.

2. The applicant has remitted the following balance charges vide receipt No. B 005777 Dt. 10.10.2017.

i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.40,000/- (Rupees Forty Thousand only)
ii)	Balance Scrutiny Fee	Rs.7,20,000/- (Rupees Seven Lakhs and Twenty Thousand only)
iii)	S.D for Building	1) Bank Guarantee no. 009GT0217800006 dt. 07.10.2017 obtained from HDFC Bank, R.K Salai branch, Chennai 04. For an amount of Rs. 5,24,19,265/- out of Rs.14, 91, 50,000/- 2) Bank Guarantee no. 009GT0217800007 dt. 07.10.2017 obtained from HDFC Bank, R.K Salai branch, Chennai 04. For an amount of Rs.9,67,30,735/- out of Rs.14,91,50,000/-
iv)	S.D for Display Board	Rs. 10,000/- (Rupees Ten Thousand only)
v)	IDC for CMWSSB	Rs. 3,11,00,000/- (Rupees Three Crores and Eleven Lakhs only vide DD No. 215351 dated 06.10.2017 from Standard Chartered Bank, Chennai-1)
vi)	Infrastructure & Amenities Charge	Rs. 4,00,000/- (Rupees Four Lakhs only)

3. The Local Body is requested to ensure Water Supply and Sewerage disposal facility for the proposal before issuing building permit.

4. 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.

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

6. (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.

7. (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.

8. 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.

9. The applicant has to ensure uninterrupted access to the Thirumangaleswarer temple on north eastern side as submitted before the Court and acknowledged in C.S. No. 819 of 2013.

10. This approval is subject to complying orders of any pending court cases.

11. The applicant has to ensure plot frontage abutting I.R.R as shown in Site plan before obtaining Completion Certificate.

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

13. The applicant has to ensure 12m wide Right of Way to the land in S.No.230/2 and to be maintained as shown in the site plan.

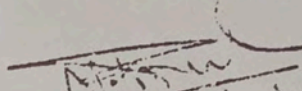
14. Two sets of plan for the proposal is approved and numbered as Planning Permission No. C/PP/MSB/43 (1 to 37)/2017, dated 25.10.2017 in Permit No. 11171 are sent herewith. The Planning Permission is valid for the period from 25.10.2017 to 24.10.2022.

15. 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.

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

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

Yours faithfully,


26/10/2017
for MEMBER-SECRETARY.

Encl :

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

Copy to:

1. M/s. Ozone Projects Pvt Ltd.

63 G.N. Chetty Road,
T.Nagar, Chennai – 6000017.

(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. S.Prakash, M Arch,
Registered Architect CA/93/15627,
No.63, G.N. Chetty Road,
T.Nagar, Chennai – 600 017.
9. E.S.Kumar, M.Tech - Structures.,
Licensed Sueveyor – Class – I, No. 1821,
No. 155 –B, 7TH Street, Kothari Nagar,
Ramapuram, Chennai – 600 089.

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 11171

Date of Permit 25.10.2017

C/PP/MSB/43(1 to 37)/2017

File No. C3(N)/837/2016

Name of Applicant with Address M/S. OZONE PROJECTS PVT LTD
NO: 63, G. N. Chetty Road, T. Nagar
Ch- 17. Date of Application 14.01.2016

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. 40,000/- Challan No. B005777 Date 10.10.2017

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 24/10/2022
the building construction work should be completed as per plan before the expiry
date. If it is not possible to Complete the construction, request for renewing the
planning permit should be submitted to Chennai Metropolitan Development
Authority before the expiry date. If it is not renewed before the said date fresh
Planning Permission application/has to be submitted for continuing the construction
work when the Development Control Rules that may be currently in force at that time
will be applicable. If the construction already put up is in deviation to the approved
plan and in violation of rules. Planning permit will not be renewed.

Govt. Lr (MS) NO: 116,

H & UD Dept. Dt. 31.05.2014

copy issued dt. 9.06.2016

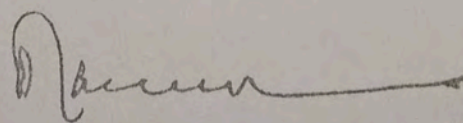
For MEMBER SECRETARY

25/10/17

RENA Bldg, 9, 7, 11, 26, 2, 1, 4, 5, 6, 8, 10, 12, 3, 27, 28, 29, 30

Planning Permission Application for the Revised Proposal for the construction of Combined 3rd Basement floor (part) + Combined Double Basement floor + Block 9, 16, 23, 24 (Type -A) - Ground floor + 16 floors with 260 Dwelling units; Block 2, 7, 11, 13, 14, 17, 22, 25 & 26 (Type -B) - Ground floor + 16 floors with 580 Dwelling units; Block 1, 3, 4, 5, 6, 8, 10, 12, 15, 18, 19, 20, 21 - Ground floor + 16 floors with 846 Dwelling units; Block 27 - Stilt floor + 17 floors with 136 Dwelling units; Block 28, 29 & 30 (EWS) - Ground floor + 20 floors with 624 Dwelling units (Totally 2446 Dwelling units); & Commercial block: Triple Basement floor + Ground floor + 3 floors + 4th floor (Part) with Anchor Shops, Food court, 10 Cinema Theatres and Hotel rooms at T.S.No.1/1, 1/2, 2/3, 2/4, 4/2 of Block No.26, T.S.No.3/2, 3/3, 4/3 & 7/2 of Block No.27 of Koyambedu Village, Jawaharlal Nehru Road, Chennai - Approved





A. THANGAVELU, M.L., M.B.A.,
ADVOCATE & NOTARY
GOVERNMENT OF INDIA
Commissioner of Oaths
Regn. No: 144/2013
M.H.A.A. HIGH COURT BUILDING
CHENNAI-600 104

ANNEXURE

FORM -I

FORMAT FOR DISPLAY OF PARTICULARS OF DEVELOPMENTS PERMITTED (MULTI-STOREYED BUILDINGS & SPECIAL BUILDINGS)

Planning Permission Application for the Revised Proposal for the construction of Combined 3rd Basement floor (part) + Combined Double Basement floor + Block 9, 16, 23, 24 (Type -A) – Ground floor + 16 floors with 260 Dwelling units; Block 2, 7, 11, 13, 14, 17, 22, 25 & 26 (Type -B) – Ground floor + 16 floors with 580 Dwelling units; Block 1, 3, 4, 5, 6, 8, 10, 12, 15, 18, 19, 20, 21 – Ground floor + 16 floors with 846 Dwelling units; Block 27 – Stilt floor + 17 floors with 136 Dwelling units; Block 28, 29 & 30 (EWS) – Ground floor + 20 floors with 624 Dwelling units (Totally 2446 Dwelling units); & Commercial block: Triple Basement floor + Ground floor + 3 floors + 4th floor (Part) with Anchor Shops, Food court, 10 Cinema Theatres and Hotel rooms at T.S.No.1/1, 1/2, 2/3, 2/4, 4/2 of Block No.26, T.S.No.3/2, 3/3, 4/3 & 7/2 of Block No.27 of Koyambedu Village, Jawaharlal Nehru Road, Chennai- Applied by **M/s. Ozone Projects Pvt. Ltd (for self and as GPA) & M/s Sugam Vanijya Holdings (P) Limited.**

	Name and address of the Promoter/ Developer/Owner :	M/s. Ozone Projects Pvt. Ltd (for self and as GPA) & M/s Sugam Vanijya Holdings (P) Limited. 63 G.N. Chetty Road, T.Nagar,Chennai – 6000017.
02	Name and address of Architect :	S.Prakash, M.Arch., Registered Architect CA/93/15627 Ozone Projects Pvt.Ltd. No.63,G.N.Chetty Road, T.Nagar,Chennai – 600017.
03	Name and address of Structural Engineer :	Thiru. A. Krishnamurthy,Ph.D, M.E (Structures) Chartered Engineer & Valuer, Reg.No 1861 Class-I, Licensed Surveyor - Corporation of Chennai Door No, 51,Siddi vinayagar koil street, T.Nagar,Chennai-17.
04	Type of construction permitted as per approved plan :	Revised Proposal for the construction of Combined 3rd Basement floor (part) + Combined Double

			Basement floor + Block 9, 16, 23, 24 (Type -A) – Ground floor + 16 floors with 260 Dwelling units; Block 2, 7, 11, 13, 14, 17, 22, 25 & 26 (Type -B) – Ground floor + 16 floors with 580 Dwelling units; Block 1, 3, 4, 5, 6, 8, 10, 12, 15, 18, 19, 20, 21 – Ground floor + 16 floors with 846 Dwelling units; Block 27 – Stilt floor + 17 floors with 136 Dwelling units; Block 28, 29 & 30 (EWS) – Ground floor + 20 floors with 624 Dwelling units (Totally 2446 Dwelling units); & Commercial block: Triple Basement floor + Ground floor + 3 floors + 4th floor (Part) with Anchor Shops, Food court, 10 Cinema Theatres and Hotel rooms at T.S.No.1/1, 1/2, 2/3, 2/4, 4/2 of Block No.26, T.S.No.3/2, 3/3, 4/3 & 7/2 of Block No.27 of Koyambedu Village, Jawaharlal Nehru Road, Chennai				
05	Details of approval :						
	a) CMDA Planning Permission No. and Date						
	b) Chennai Corporation B.L. and PPA No. and Date						
	c) Local Body approval No.						
06	Details of setback spaces provided as per approval :	Block 2: Type B- 1(G+16)	Block3: Type C- (G+16)	Block - 27 Height	Block – 28,29,30 (LIG):	Commercial Block	
	North	>11.00m	>11.00m	>12.00m	13.16m	>7.00m	
	South	>11.00m	>11.00m	>12.00m	13.00m	>7.00m	
	East	>11.00m	>11.00m	>12.00m	13.00m	>7.00m	
	West	>11.00m	>11.00m	>12.00m	>13.00m	>7.00m	
07	Details of number of car parking / two wheelers parking etc., provided as per approved plan :		4884 Cars 2009 Two wheelers				
08	Details of provision of Transformer Room in ground floor/Open Transformer yard as per approved plan :		Open Transformer Yard(Greater than 5mx5x size) is provided.(7 Nos)				
09	Details of provision of standby Generator Room and Meter :		Generator Room and Meter room are provided in Ground/Stilt floor.				

10	Room as per approved plan			
11	Details of provision of Lifts as per approved plan	:		>2 Nos
12	Details of provision of Fire safety arrangements made/to be made within the building	:		
13	Details of provision of water for drinking as well as for other purposes	:		Provided
13	Details of area of construction and usage permitted in each floor as per approved plan			

— REMAINING APPLIED

Area Statement

Sl. No.	Type	Block No.	Total Area	Non-Fsi			Parking	Fsi Area	No. of Dwelling Units
				100%	10%	Bal			
	Basement floor - Residential blocks	BF-3 (Part)	22069.59	244.24	144.80	0.00	21680.55	0.00	0.00
		BF - 2	73907.25	820.86	6962.40	0.00	66123.99	0.00	0.00
		BF - 1	73749.77	820.86	10525.00	0.00	62403.91	0.00	0.00
	Basement Commercial block	BF-3	27698.30	640.23	993.17	0.00	26064.90	0.00	0.00
		BF-2	27698.32	640.23	1883.41	0.00	25174.68	0.00	0.00
		BF-1	27698.29	654.68	1823.65	0.00	25219.96	0.00	0.00
1	Type C	G+16	10736.67	429.93	25.26	440.59	0.00	9431.18	65.00
2	B-1	G+16	13679.75	429.93	57.22	581.12	0.00	12114.06	68.00
3	C-1	G+16	10763.96	429.93	25.26	434.49	0.00	9463.78	66.00
4	C	G+16	10736.67	429.93	25.26	440.59	0.00	9431.18	65.00
5	C	G+16	10736.67	429.93	25.26	440.59	0.00	9431.18	65.00
6	C	G+16	10736.67	429.93	25.26	440.59	0.00	9431.18	65.00
7	B	G+16	13567.06	429.93	57.22	521.35	0.00	11998.09	64.00
8	C	G+16	10736.67	429.93	25.26	440.59	0.00	9431.18	65.00
9	A	G+16	10731.54	429.93	41.36	420.84	0.00	9433.70	65.00
10	C	G+16	10736.67	429.93	25.26	440.59	0.00	9431.18	65.00
11	B	G+16	13567.06	429.93	57.22	521.35	0.00	11998.09	64.00
12	C	G+16	10736.67	429.93	25.26	440.59	0.00	9431.18	65.00
13	B(CC obtained)	G+16	13567.06	429.93	57.22	521.35	0.00	11998.09	64.00
14	B(CC obtained)	G+16	13567.06	429.93	57.22	521.35	0.00	11998.09	64.00
15	C(CC obtained)	G+16	10736.67	429.93	25.26	440.59	0.00	9431.18	65.00
16	A(CC obtained)	G+16	10731.54	429.93	41.36	420.84	0.00	9433.70	65.00
17	B(CC obtained)	G+16	13567.06	429.93	57.22	521.35	0.00	11998.09	64.00

18	C(CC obtained)	G+16	10736.67	429.93	25.26	440.59	0.00	9431.18	65.00
19	C(CC obtained)	G+16	10736.67	429.93	25.26	440.59	0.00	9431.18	65.00
20	C(CC obtained)	G+16	10736.67	429.93	25.26	440.59	0.00	9431.18	65.00
21	C(CC obtained)	G+16	10736.67	429.93	25.26	440.59	0.00	9431.18	65.00
22	B(CC obtained)	G+16	13567.06	429.93	57.22	521.35	0.00	11998.09	64.00
23	A(CC obtained)	G+16	10731.54	429.93	41.36	420.84	0.00	9433.70	65.00
24	A(CC obtained)	G+16	10731.54	429.93	41.36	420.84	0.00	9433.70	65.00
25	B(CC obtained)	G+16	13567.06	429.93	57.22	521.35	0.00	11998.09	64.00
26	B	G+16	13567.06	429.93	57.22	521.35	0.00	11998.09	64.00
27	D	Stilt+17	19999.79	429.71	8.40	813.79	1058.11	17116.79	136.00
28	LIG	Stilt + 20	46944.11	2018.79	596.23	1221.58	1566.81	32570.74	624.00
29									
30									
Club House(CC obtained)			7015.05	33.12	150.00	0.00	0.00	5958.64	0
Commercial Block			181872.93	2021.44	3319.42	0.00	0.00	85226.91	0.00
Area added in Partial CC								186.00	
Total			813399.79	19502.34	27415.28	14192.23	229292.91	409530.59	2446.00

-Sd- 24.02.2017

CP (MSB)

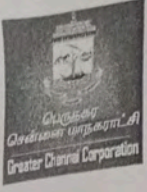
Signature of Owner/
Promoter/ Developer

Signature of Architect

Signature of Planning
Authority of CMDA

- True Copy-


27/02/2017
Assistant Planner
MSB - North



பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

**REVISED
PLAN**

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/WDCN08/00005/2018		C3(N)/837/2016 - 25/10/2017	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N08	N099	05/01/2018	05/01/2018
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS.OZONE PROJECTS PVT LTD FOR SELF AND AS GPA AND MS.SUGAM VANIJYA HOLDINGS PVT LTD-NO.63, G.N. CHETTY ROAD, T.NAGAR, CHENNAI-600017.	
மேம்பாட்டு தன்மை / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Block No:-,Plot No:-, Survey No:T.S.NO.1/1,1/2,2/3,2/4,4/2 BLOCK NO.26, T.S.NO.3/2,3/3,4/3 & 7/2 BLOCK NO.27, KOYAMBEDU VILLAGE, JAWAHARLAL NEHRU ROAD, KOYAMBEDU, CHENNAI, 600107	
Building License Fees		979400	
Regularisation Charges (penalty under section 244A)		160000	
Scrutiny Fees		600	
மொத்தக் கட்டணம்/ Total (In Rs.)		1140000	

Amount (in words): Rupees Eleven Lakhs Forty Thousands Only

M.W.G.W.F. DD Details : DD Number: 000559 Amount: 1075000 Rs. Date:02/01/2018 Bank:HDFC 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 04/07/2018 ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி முடிவு நாள் 04/01/2020

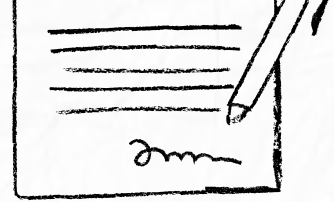
This Sanction will expire if the construction is not started with in 04/07/2018

If Construction started Building Permit is valid up to 04/01/2020

[Signature]
Assistant Executive Engineer (T.P.)

[Signature]
Executive Engineer (T.P.)

[Handwritten notes]
5/1/18
5/1/18



our services doesn't just end there



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



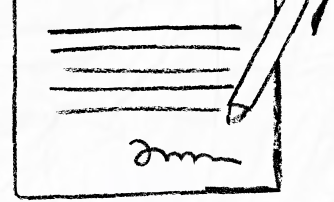
NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



 **empowering your real estate decisions**
with smart tools



Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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real estate journey

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