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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: msemda@tn.gov.in, Web site: www.cmdachennai.gov.in

Letter No.PP/IND/ S(B1)/0118 2019, Dated:11.06.2019

To

The Principal Chief Engineer,
Greater Chennai Corporation,
Ribbon Building, Chennai 600003.

*Revised
app letter*

Sir,

Sub: CMDA – Area Plans Unit - 'B' Channel (South) - Planning Permission for the proposed construction of Basement floor+ Stilt + 4 floors IT/ITES building at Plot No.43, Developed Plots Industrial Estate For Electrical and Electronics and Instrument Industries, Perungudi, comprised in S.No.2/1B of Neelangarai village within the limit of Greater Chennai Corporation- Approved and forwarded to Local Body for issue of Building Permit – Reg.

- Ref:
1. Planning Permission Application received in SBC No.CMDA/PP/IND/ 0118/2019, dated:29.03.2019.
 2. G.O.Ms.No.86, H&UD Department dated 28.03.2012
 3. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
 4. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
 5. G.O.(Ms).No.18 MAWS (MA-I) Department, dated 04.02.2019.
 6. CMDA office order No.7/2019 dated 12.03. 2019
 7. Earlier approval issued in Planning Permission No.C/12043/IT/42 A&B/2018 in letter No.C2/10662//2018 dated.24.10.2018.
 8. This office DC letter even No. dated.14.05.2019
 9. Letter dated.27.05.2019 received from the applicant.

The Planning Permission Application for the proposed construction of Basement floor+ Stilt + 4 floors IT/ITES building at Plot No.43, Developed Plots Industrial Estate For Electrical and Electronics and Instrument Industries, Perungudi, comprised in S.No.2/1B of Neelangarai village within the limit of Greater Chennai Corporation received in the reference

For Geeyam Constructions

Managing Partner

1st cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 8th cited.

2. The applicant has remitted the following charges in the reference 9th cited.

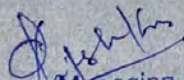
Sl.No	Description	Already remitted in receipt No.B008114, dated.14.09.2018 in file No.C2/10662/2018	Now remitted in Receipt No.C100223 dated.20.05.2019
i)	Development charges	₹ 83,000/-	₹ 10,000/-
ii)	Scrutiny Fee	----	₹ 8,000/-
iii)	Regularization charges	Nil	Nil
iv)	Open space & reservation charges	Nil	Nil
v)	Security Deposit for Building	₹ 7,20,000/-	₹40,000/-
vi)	Security Deposit for Display Board	₹10,000/-	Nil
vii)	Security Deposit for Septic Tank	₹ 39,000/-	₹ 10,000/-
viii)	Infrastructure & Amenities Charges	7,18,000/-	₹ 1,95,000/-
ix)	Premium FSI Charges	Nil	Nil
x)	Shelter charges	Nil	Nil
xi)	MIDC Charges	Nil	Nil

3. Two sets of approved Plans are numbered as

C/12072/IT/20A&B/2019,dated.11. 06. 2019, are sent herewith. The Planning Permit is valid for the period from 11 .06.2019 to 10.06.2024.

4. The Localbody is requested to ensure water supply and sewerage disposal facility for the proposal before issuing building Permit. It shall be ensured that all wells, overhead tanks are hermitically sealed with properly protected vents to avoid mosquito menace. Non provision of rain water harvesting structures shown in the approved plan to the satisfaction of the Authority will also be considered as a deviation to the approved plan and violation of Tamil Nadu Combined Development Building Rule 2019 and enforcement action will be taken against such development.

5. The Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. All other statutory clearance as applicable to this project shall be obtained by the project proponent


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29 16
to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos.6912 & 6913 of 2019.

Yours faithfully,

M. S. Sathya Kumar
For Principal Secretary
Member Secretary.

11/11/19

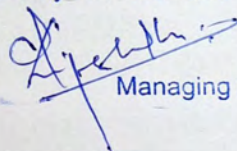
Encl:

1. Two sets of approved Plans
2. Two copies of Planning Permit

Copy to:

1. M/S.Geeyam constructions,
Rep by C.Kirupa Shankaran,
No.22, Devanathan Street,
Mandavelli, Chennai.600028.
2. **The Deputy Planner**
Enforcement Cell (South), 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 Member**
Appropriate Authority
No.108, Mahatma Gandhi Road, Nungambakkam,
Chennai-34.

For Geeyam Constructions


Managing Partner

BY RPAD



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thyalamuthu 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.C/2/10662/2018

Dated: 24.10.2018

To

The Principal Chief Engineer
Greater Chennai Corporation
Ripon Building
Chennai

Sir,

Sub: CMDA - Area Plans Unit - I & I Division - Planning Permission Application for the proposed construction of Basement Floor + Stilt Floor + 3 Floors + floor (part) IT/ITES building at Plot No. 43, Development plots, Electrical Electronics Industrial Estate, Rajiv Gandhi Salai, OMR, Perungudi, Chennai 96 bearing S.No. 2/1B of Neelankarai village - Approved - Regarding.

- Ref:
1. PPA received in SBC No.BS1/2018/000304 dated 25.6.2018.
 2. G.O.Ms.No.161, H&UD Dept, dt.09.09.2009
 3. G.O.Ms.No.86, H&UD Dept, dated 28.03.2012
 4. G.O.Ms.No.303, H & UD Dept, dated 30.12.2013
(TNGG Notification dated 29.01.2014)
 5. G.O.Ms.No.17 H & UD Dept. dated 05.02.2016.
 6. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
 7. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
 8. This office DC advice letter even No. dated 11.09.2018.
 9. Applicant letter dated 28.09.2018, 15.10.2018.

The Planning Permission Application for the proposed construction of Basement Floor + Stilt Floor + 3 Floors + 4th floor (part) IT/ITES building at Plot No. 43, Development plots, Electrical & Electronics Industrial Estate, Rajiv Gandhi Salai, OMR, Perungudi, Chennai - 96 bearing S.No. 2/1B of Neelankarai village was examined and found approvable as per the plans submitted by the applicant to this office.

2. The applicant has remitted the following charges subject to the conditions stipulated in the reference 8th cited.

i)	Development charge	Rs.83,000/- (Rupees Eighty three Thousand only)
----	--------------------	--

For Geeyam Constructions

Managing Partner

ii)	Scrutiny Charges	Rs. 7,000/- (Rupees Seven Thousand only)
iii)	Security Deposit for Building charges	Rs. 7,20,000/- (Rupees Seven Lakh twenty Thousand only)
iv)	Security Deposit for Septic tank	Rs. 39,000/- (Rupees Thirty nine Thousand only)
v)	Infrastructure and Amenity charges	Rs. 7,18,000/- (Rupees Seven Lakh eighteen Thousand only)
vi)	Flag day charges	Rs. 500/- (Rupees Five Hundred only)

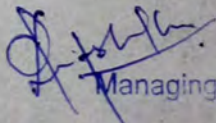
vide Receipt No.B008114, dated 14.9.2018 and Flag day receipt no.2567620 to 24 dated 12.9.2018.

3. The Planning Permission is issued subject to the following conditions:

- In the Open Space within the site to the extent feasible trees be planted and the existing trees preserved by the applicant.
- To ensure that the plans for the new buildings will incorporate the approved designs for mosquito proof over had tanks and wells.
- Non provision of Rain Water Harvest structures as shown in the approved plan to the satisfaction of the Authority will also be considered as a deviation to the approved plan and violation of DR and Enforcement action will be taken against such development.
- The applicant should comply all the conditions stipulated in the TNPCB orders in the reference 10th and 11th cited.

4. Planning Permission for building 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 concerned 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/Architect 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


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C2/10662/2018

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5. 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.

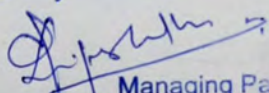
Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over property he/she/ they shall have to prove it before the appropriate/ competent Court to decide on the ownership or get the matter settled in the Court of Law and CMDA is not the competent authority to decide on this matter.

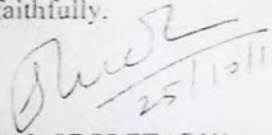
6. The approved plans are numbered as Planning Permit No.C/ 12043 / IT/ 42 A & B / 2018 dated 24.10.2018 and two copies of the same along with two copies of the planning permit are enclosed herewith for taking further action in this regard. The planning permit is valid from 24.10.2018 to 23.10.2023.

7. This approval is not final. The applicant should approach the concerned Local Body of Greater Chennai Corporation to issue of Building Permit.

Yours faithfully,

For Geeyam Constructions


Managing Partner


for PRINCIPAL SECRETARY/
MEMBER-SECRETARY.

Encl: 1. 2 copies of approved plan.
2. 2 copies of the Planning Permit.

Copy to:

1. Thiru.C.R. Chandrasekaran,
Geeyam Constructions,
22, Devanathan Street,
Mandavelli, Tamilnadu - 600 028.
2. The Senior Planner,
Enforcement Cell, CMDA, Chennai-8.
(with a copy of the approved plan)
3. The Member,
Appropriate Authority,
108, Uthamar Gandhi Salai, Nungambakkam, Chennai-34.
4. The Commissioner,
Income Tax Dept., (Investigation),
168, Uthamar Gandhi Salai, Nungambakkam, Chennai-34

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Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. C/12072/IT/20 A & B/2019

Date of Permit... 11.06.2019

M/s. Geeyam Constructions

File No. P/IND/S.C.BI/0118/2019 Rep. by Kirupa Shankaran

Name of Applicant with Address. No. 22, Jovanathan Street,
Mandavelly, Chennai - 28.

Date of Application 29.03.2019

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

Basement floor + Stilt + 4 floors IT/ITES
Site Address building at Plot No. 43, Developed Plots
Industrial Estate for Electrical and
Division No. Electronics and Instrument Industries,
Porungudi, Chennai in S.No. 2/1B of
Nalanganai village

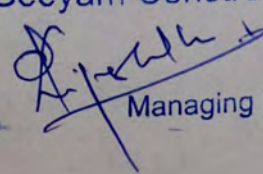
Development Charge paid Rs. 10,00/- Challan No. C/100223 Date 20.05.2019

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 10.06.2024
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

10.06.2019
For MEMBER SECRETARY

For Geeyam Constructions


Managing Partner



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
நகரமப்பு பிரிவு - பணித்துறை
Town Planning Section-Works Department

**REVISED
PLAN**

Revised
B.P.

Building Permission

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

கட்டிட அனுமதி எண் / Building Plan No		தீட்டிட அனுமதி எண் / Plan Submission No	
CEBA/WDCN15/00158/2019		S(B1)/0118/2019 - 11/06/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெற்றுள்ள நாள் / Application Date
N15	N193	25/07/2019	25/07/2019
மனுபெற்றவர் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS. GEEYAM CONSTRUCTIONS-REP BY KIRUPASHANKARAN, NO:22, DEVANATHAN STREET, MANDAVELI, CHENNAI- 600028.	
சேவையின் தன்மை / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Block No:- Plot No:43, Survey No:S.NO:2PART(DOC),2/1B(PATTA), INDUSTRIAL ESTATE,THORAIPAKKAM,PERUNGUDI,Neelankarai, CHENNAI, 600096	
Building License Fees		33000	
Scrutiny Fees		600	
மொத்தக் கட்டணம் / Total (In Rs.)		33600	

Amount (in words): Rupees Thirty Three Thousands Six Hundred Only

M.W.G.W.F. DD Details : DD Number: 647747 Amount: 38000 Rs. Date:10/07/2019 Bank:CITY UNION BANK LTD

பின் குறிப்பில் நிபந்தனைகளுடன் அனுமதிக்கு ஒப்புவிக்கப்பட்ட வண்ண 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 24/01/2020

ஆகும் தேதிக்குள் வேலை தொடங்குவதில் தாமதமாகாது. இல்லாதது கட்டிட அனுமதி

முடிவு நாள் 24/07/2024

This Sanction will expire if the construction is not started with in 24/01/2020

If Construction started Building Permit is valid up to 24/07/2024

G. R. Senthil Kumar
25/7/19
Assistant Executive Engineer (T.P.)

S. S. Senthil Kumar
25/7/19
Executive Engineer (T.P.)

For Geeyam Constructions

S. S. Senthil Kumar
Managing Partner

15/10/19
20/10/19



our services doesn't just end there



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Property Documentation & Workflow Tools

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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