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C67

(7)
NOC's

BY REGISTERED POST WITH ACK. DUE

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natara jan 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)/1150/2019 **Dated: 04.02.2021**

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

Sir,

Sub: CMDA – Area Plans Unit – High Rise Building (North) Division – Planning Permission Application for the revised proposal for the construction of High Rise Building Group development with 6 Blocks comprising of Residential cum Commercial & Institutional Buildings with Combined 2nd Basement Floor (Part) (meant for parking) + 1st Basement Floor (meant for parking) for Block no. 2, 3 & 4 + Combined Stilt Floor part cum Ground Floor part (meant for parking & Banquet hall Club house use) for Block no. 1, 2, 3 & 4; Block No. 1 (Residential): 1st Floor (Partly with Office Use) + 2nd (Partly with Office Use) + 3rd Floor to 38th Floor (226 Dwelling units); Block No. 2 (Residential): 1st Floor (Partly with Office Use) + 2nd Floor to 38th Floor (284 Dwelling units); Block No. 3 (Residential) : 1st Floor (Partly with Office Use) + 2nd Floor to 47th Floor (185 Dwelling units); Block No. 4 (Residential): 1st Floor to 45th Floor (225 Dwelling units); Totally 920 Dwelling units, Block No. 5 – (Institutional - School Building): Basement Floor Part (meant for parking & lumber rooms) + Ground Floor + 2 Floors + 3rd Floor (part); and Block No. 6 (Commercial Market) : Triple Basement Floor (at 1st Basement Floor for partly Shops & partly for parking use, 2nd Basement Floor for parking use and 3rd Basement Floor for parking use) + Ground Floor + 1st Floor to 4th Floor (for Shop use) + 5th Floor (for parking use) + 6th Floor to 9th Floor for partly Shops & partly for parking use + 10th Floor part to 15th Floor part (for Office use), Abutting Stephenson Road, New Farrens Road and Cooks road, RS.No.218/2, 218/5, 219/1 to 6, 220/2 of Block No.11 and R.S No.221/2, 222/1 & 2 of Block No.12, Perambur Town, Division 73, Zone VI, Purasaiwalkam - Perambur Taluk. Within the limits of Greater Chennai Corporation, applied by **M/S SPR Construction PVT Ltd** Rep. By Thiru Hitesh P Kumar Kawad, Director **(GPA holder of Binny Limited)** – Approved - Reg.

Ref:
1. PPA received on 07.12.2019 in SBC No. CMDA/PP/HRB/N/1150/2019.
2. Earlier PPA issued as per G.O. (Ms) No. 31 Dt. 16.02.2017 in planning permission no. C/PP/MSB/5 A to Z/2018, Permit No. 11193, vide letter no C3 (N)/216/2016, dated 05.02.2018.
3. NOC obtained from PWD from inundation point of view issued in letter

1/13

No.T1/Perambur/Binny/CMDA/2016 dated 03.03.2016,

4. NOC from IAF issued in letter No. Air HQ/S17726/4/ATS (Ty BM-MM/CDLXXXVII dated 18.07.2016 for the earlier approval.
5. Revised NOC received from the AAI in NOC ID: CHEN/SOUTH/B/011916/105389 Dt. 11.02.2019 valid up to 10.02.2027
6. Revised NOC from DF & RS received in letter no. C1/23557/2018, C1/3957/2019, PP NOC. No. 54/2019 dt.03.05.2019
7. Minutes of the 255TH MSB Panel meeting held on 19.02.2020.
8. This office letter even no dt.28.02.2020.
9. Amendment NOC received from the DF&RS in letter C1/461/2020 dt.24.03.2020 received on 28.05.2020.
10. The applicant letter received on. 16.12.2019, 20.05.2020 & 30.05.2020.
11. This office letter even no. dt. 05.08.2020 addressed to the Govt.
12. Letter No. 9273/UDI/2020-I Dt.17.08.2020 received from the Govt.
13. This office letter even no. dt. 25.08.2020 addressed to the Govt.
14. Letter No. 9040/UDI/2020-I Dt.08.09.2020 received from the Govt.
15. Letter (Ms) No. 157 dt. 20.10.2020 received from the Housing and Urban Development Department.
16. This office DC advice letter even No. dt.11.11.2020 for the proposal.
17. NOC received from Police (Traffic) in letter no. Tr./License/17/883/2020 dt.16.11.2020
18. The applicant letter received on. 18.11.2020.
19. Letter no. 16325/UD(1)/2020 – 1 Dt.24.11.2020 received from the Addl. Secretary (Technical), H&UD department.
20. The applicant letter dt.28.12.2020 received on.30.12.2020 along with DC & other charges remittance receipt.
21. The applicant letter along with revised plan received dt. 11.01.2021.
22. Letter no SE/CEDC/TANGEDCO/AEET/DEV/AE/F.HT.Ty.sy/D.622/20 dt.20.07.2020 received from S.E, CDC/Central/TANGEDCO, Guindy, Chennai – 32.
23. Revised Environmental clearance issued in Letter No. SEIAA-TN/F.No.7690/EC/8(b)/733/2020 dt.11.12.2020.
24. The applicant letter received dt. 19.01.2021
25. This office letter even no. dt. 01.02.2021 addressed to the Govt.

The Planning Permission Application received in the reference 1st cited for the revised proposal for the construction of High Rise Building Group development with 6 Blocks comprising of Residential cum Commercial & Institutional Buildings with Combined 2nd Basement Floor (Part) (meant for parking) + 1st Basement Floor (meant for parking) for Block no. 2, 3 & 4 + Combined Stilt Floor part cum Ground Floor part (meant for parking & Banquet hall Club house use) for Block no. 1, 2, 3 & 4; Block No. 1 (Residential): 1st Floor (Partly with Office Use) + 2nd (Partly with Office Use) + 3rd Floor to 38th Floor (226 Dwelling units); Block No. 2 (Residential): 1st Floor (Partly with Office Use) + 2nd Floor to 38th Floor (284 Dwelling units); Block No. 3 (Residential) : 1st Floor (Partly with Office Use) + 2nd Floor to 47th Floor (185 Dwelling units); Block No. 4 (Residential): 1st Floor to 45th Floor (225 Dwelling units); Totally 920 Dwelling units, Block No. 5 – (Institutional - School

Building): Basement Floor Part (meant for parking & lumber rooms) + Ground Floor + 2 Floors + 3rd Floor (part); and Block No. 6 (Commercial Market) : Triple Basement Floor (at 1st Basement Floor for partly Shops & partly for parking use, 2nd Basement Floor for parking use and 3rd Basement Floor for parking use) + Ground Floor + 1st Floor to 4th Floor (for Shop use) + 5th Floor (for parking use) + 6th Floor to 9th Floor for partly Shops & partly for parking use + 10th Floor part to 15th Floor part (for Office use), Abutting Stephenson Road, New Farrens Road and Cooks road, RS.No.218/2, 218/5, 219/1 to 6, 220/2 of Block No.11 and R.S No.221/2, 222/1 & 2 of Block No.12, Perambur Town, Division 73, Zone VI, Purasaiwalkam - Perambur Taluk. Within the limits of Greater Chennai Corporation, applied by **M/S SPR Construction PVT Ltd** Rep. By Thiru Hitesh P Kumar Kawad, Director **(GPA holder of Binny Limited)** has been examined and Planning Permission is issued based on the Government Order issued in the reference 15th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by other Government Agencies in the references 3rd to 6th , 9th , 17th & 23rd cited above.

2. The applicant has remitted the following charges in the reference 20th cited:

Sl. No.	Charges	Receipt No.	Amount	Receipt No.	Amount
1.	Development charges for Land & Building.	B005893 dated 25.10.2017	**Rs. 1,18,20,000/-** (Rupees One Crore Eighteen Lakhs and Twenty Thousand only)	**B0018274** dt.31.12.2020	**Rs. 15,00,000/-** (Rupees Fifteen Lakhs only)
2.	Balance Scrutiny fee		**Rs. 9,30,000/-** (Rupees Nine Lakhs and Thirty Thousand only)		**Rs. 5,00,000/-** (Rupees Five Lakhs only)
3.	Security Deposit for Building	B.G No. 001GT02180 230014 Dt. 23.01.2018	**Rs. 16,70,81,000/-** (Rupees Sixteen Crores Seventy Lakhs and Eighty one Thousand only)	The applicant also furnished **Amendment BG No. 004GT02180230014** dt. 18.01.2021 valid up to 12.01.2026 to the earlier BG dt.23.01.2018.	
4.	Security Deposit for Display Board	B005893 dated 25.10.2017	**Rs.10,000/-** (Rupees Ten thousand only)	**B0018274** dt.31.12.2	**Rs.10,000/-** (Rupees Ten Thousand Only)
5.	Regularisation Charges		**Rs. 1,47,20,000/-** (Rupees One Crore Forty Seven Lakhs and Twenty Thousand only)	-	-
6.	MIDC payable to MD,	DD. No 20651 dt.	Rs.5,59,75,000/- (Rupees Five Crores	**DD No. 029029**	**Rs. 3,45,80,000/-**

	CMWSSB	24.10.2017	and Fifty Nine Lakhs Seventy Five Thousand only)	dt.31.12.2020	(Rupees Three Crores and Forty Five Lakhs and Eighty Thousand only)
7.	Infrastructure & Amenities Charges	B005893 dated 25.10.2017	**Rs. 17,48,55,000/-** (Rupees Seventeen Crore Forty Eight Lakhs and Fifty Five Thousand only).	**B0018274** dt.31.12.2020	**Rs. 4,01,35,000/-** (Rupees Four Crores and One Lakhs and Thirty Five Thousand only)
8.	Shelter Fee	B 006484 dated. 24.01.2018	**Rs. 13,11,42,000/-** (Rupees Thirteen Crore Eleven Lakhs and Forty Two Thousand only).		**Rs. 3,10,50,000/-** (Rupees Three Crores and Ten Lakhs and Fifty Thousand only)
9.	Flag Day contribution	B 006485 dated. 24.01.2018	**Rs.500/-** (Rupees Five Hundred only)		**Rs.500/-** (Rupees Five Hundred only)

3. For the approved built up area charges remitted towards D.C and I&A charges in Receipt No. B005893 dt.25.10.2017, Shelter Charges in receipt no B006484 dt. 24.01.2018 and DD no. 020651 dt. 24.10.2017 furnished towards MIDC to CMWSSB and Bank Guarantee no. 001GT02180230014 dt.23.01.2018 furnished towards S.D for Building already by the applicant for the approved built up area in back file no. C3 (N)/216/2016 at the time earlier proposal dealt in the reference 2nd cited have been deducted in the total area to the respective charges for the present proposal and the balance charges along with additional charges only claimed for the area of proposed additional construction.

4. The applicant has to comply with all the conditions stipulated in the NOCs/revised NOCs issued by the PWD, AAI, IAF, Police (Traffic), DF&RS and Environmental Clearance. In this regard, 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 PWD, AAI, IAF, Police (Traffic), DF&RS and Environmental Clearance.

5. 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 TNCD&BR - 2019 and enforcement action will be taken against such development.

6. 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 / Registered Engineers / 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. In this regard, the applicant along with the Architect, Structural Engineer, Geo – Technical consultant and Construction Engineer has furnished undertaking in Form – C format.

7. 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.

8. The applicant 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.

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

10. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority.

11. The Executive Authority of Local Body before issuing Building Permit for the construction of new building shall ensure if it has a provision in the building design itself for an insulated pipeline from the rooftop in the building to various distribution points where hot water is required. The new building shall have provision for continuous water supply to the solar water heating system. The new building shall also have open space on the roof top to receive direct sun light. The load bearing capacity of the roof shall atleast be 50 Kilogram per Sq.m. All new buildings shall have solar assisted water hearing system installed before they are utilized for business or other activity.

The capacity of solar water assisted water heating system to be installed shall be decided in consultation with the Executive Authority. The recommended minimum capacity shall not be less than 25 Litres per person per day for each bath room and kitchen subject to the condition that maximum of 50 percent of the total roof area is provided with the system as per norms to be fixed by the Tamil Nadu Energy Development Agency from time to time.

12. The applicant shall reserve 1/3rd open Terrace Area for erection of Solar Photo Voltaic Panel & Solar Water Heating System and the same has to be ensured before issue of Completion Certificate.

13. As per G.O.(Ms) No.112, H&UD Department dt.22.06.2017, 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.

14. The partial refund of security deposit will not be considered for issuance of partial Completion certificate.

15. The applicant has to maintain the OSR land level in conformity with the adjacent formed level as per the conditions in the NOC issued by the PWD before applying completion certificate. In this regard notarized undertaking furnished.

16. The applicant has executed an undertaking that they will demolish the existing Compound wall and construct the new compound wall after leaving the Gifted Street Alignment Portion within 6 months from the date of issue of Planning Permission. Further a condition is also imposed to the applicant to keep the S.A portion free from any encroachment.

17. CCTV Camera to be installed at regular interval of 50.00 m along the road which is abutting the site boundaries before issue of Completion Certificate. In this regards the applicant has furnished notarized undertaking.

18. The applicant is requested to intimate the Enforcement Cell, CMDA at all the stages of construction of building viz., namely (i) Commencement of construction, (ii) Plinth level and (iii) Last Storey and apply for Completion Certificate along with order of continuance accorded for different stages by CMDA.

19. The applicant has to Gift the space reserved for Fire Station to DF&RS department as per Govt. and comply the other NOC conditions of the DF&RS before applying Completion Certificate.

20. Two sets of plan for the proposal is approved and numbered as Planning Permission **No. C/PP/MSB/ 04 (Sheet no. 1 to 43)/2021,** dated **04.02.2021** in **Permit No. 13254** are sent herewith. The Planning Permission is valid for the period from 04**.02.2021** to 03**.02.2026.**

21. This Planning Permission is issued under New Rule TNCD&BR 2019 subject to final outcome of the W.P.(MD) No. 8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

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

23. This Planning Permission is not final. The applicant has to commence the project only after obtaining necessary Building Permit under the Local Body Act.

Yours faithfully,

04.02.2021

for **MEMBER-SECRETARY**

04/02/2021

Encl :

1. Two copies approved plan
2. Two copies of Planning Permission
3. Copy of Govt., letter in the reference 14th cited.

Copy To:

1. **M/S SPR Construction PVT Ltd**
   Rep. By Thiru Hitesh P Kumar Kawad, Director
   (GPA holder of Binny Limited),
   No. 1, Cooks Road, Perambur,
   Chennai – 600 011.
   (This approval is not final; you have to approach The Commissioner, Greater Chennai Corporation for issue of Building Permit).
2. The Deputy Planner, Enforcement Cell (N), CMDA, Chennai-8 (with one set of approved plans)
3. The Commissioner of Income Tax, No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-34.
4. The Director of Fire & Rescue Service P.B.No.776, Egmore, Chennai-8. (with one set of approved plans)
5. The Chief Engineer, CMWSSB, No.1 Pumping Station Road, Chintadripet, Chennai-2.
6. The Additional Commissioner of Police (Traffic), Egmore, Chennai-8.

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

8. **Thiru Jamal Mohideen**, B.Arch.,
Registered Architect – CA/83/07686
CMDA Regn. No. RA/Gr.I/19/02/001.
RJ.Architects Pvt. Ltd.,
Reg.Office: 15,54th Street,
Ashok Nagar, Chennai- 600 083.
E-Mail: rjarchitects@gmail.com

9. **Thiru. V.RUKMANGATHAN**, M.Tech. (Struc.Engg), Structural Engineer,
CMDA Regn. No. SE/Gr.I/19/03/018.
Gcc Reg. No. RSE 100232019.
Door No. 9, Kamaraj Nagar 2nd Street, Kundrathur, Chennai - 600069.
E-Mail: rukman1980@gmail.com

10. **Thiru. Dr.B.RAM PRASAD**, B.E., (Civil)., M.E., (Geo Tech), Ph.D.,
CMDA Regn. No. GTE/19/02/002.
PRASAD ARMSTRONG YEN,
No. 821, Poonamallee High Road, Arumbakkam, Chennai – 600 106.
E-Mail: paygec@gmail.com

11. Site Supervision Engineer name & Address:
Thiru. V.Mathavan, B.E., (Civil Engg),
CMDA Regn. No. CE/2020/01/722.
Flat No. 106, Royal Vista Apartment,
Dhanalakshmi Avenue, Subaguri Nagar,
Thundalam, Chennai 600 077.
Mathavan_desham@jahoo.co.in

12. **Quality Auditor Name & Address:**
Thiru. K.Sundarapandian, B.E., (Civil Engg),
CMDA Regn. No. QA/19/07/029.
No.25, Vandiamman Koil Street, F5,
Logesh Nivas Apartment, Pedikuppam Road,
Chennai – 600 107.
Email: spandianakm@gmail.com

Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 13254 Date of Permit 04/02/2021

C/PP/MSB/04 (Sheet No 1 to 43)/2021

File No. C3(N)/1150/2019 M/s. SPR CONSTRUCTION (P) Ltd, No 1, Cooks Road, Perambur, Ch-11

Name of Applicant with Address...

Date of Application 07.12.2019

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. 15,00,000/- Challan No. B00/8274 Date 31.12.2020

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 03/02/2026

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.

04.02.2021

For MEMBER SECRETARY

02/02/21

ANNEXURE

File No. C3 (N)/1150/2019, Permit No. 13254

Planning Permission **No.C/PP/MSB/04(Sheet no 1 to 43)/2021**
Planning Permission Application for the revised proposal for the construction of High Rise Building Group development with 6 Blocks comprising of Residential cum Commercial & Institutional Buildings with Combined 2nd Basement Floor (Part) (meant for parking) + 1st Basement Floor (meant for parking) for Block no. 2, 3 & 4 + Combined Stilt Floor part cum Ground Floor part (meant for parking & Banquet hall Club house use) for Block no. 1, 2, 3 & 4; Block No. 1 (Residential): 1st Floor (Partly with Office Use) + 2nd (Partly with Office Use) + 3rd Floor to 38th Floor (226 Dwelling units); Block No. 2 (Residential): 1st Floor (Partly with Office Use) + 2nd Floor to 38th Floor (284 Dwelling units); Block No. 3 (Residential) : 1st Floor (Partly with Office Use) + 2nd Floor to 47th Floor (185 Dwelling units); Block No. 4 (Residential): 1st Floor to 45th Floor (225 Dwelling units); Totally 920 Dwelling units, Block No. 5 – (Institutional - School Building): Basement Floor Part (meant for parking & lumber rooms) + Ground Floor + 2 Floors + 3rd Floor (part); and Block No. 6 (Commercial Market) : Triple Basement Floor (at 1st Basement Floor for partly Shops & partly for parking use, 2nd Basement Floor for parking use and 3rd Basement Floor for parking use) + Ground Floor + 1st Floor to 4th Floor (for Shop use) + 5th Floor (for parking use) + 6th Floor to 9th Floor for partly Shops & partly for parking use + 10th Floor part to 15th Floor part (for Office use), Abutting Stephenson Road, New Farrens Road and Cooks road, RS.No.218/2, 218/5, 219/1 to 6, 220/2 of Block No.11 and R.S No.221/2, 222/1 & 2 of Block No.12, Perambur Town, Division 73, Zone VI, Purasaiwalkam - Perambur Taluk. Within the limits of Greater Chennai Corporation, applied by **M/S SPR Construction PVT Ltd** Rep. By Thiru Hitesh P Kumar Kawad, Director **(GPA holder of Binny Limited).**

02/02/24

02.02.2024

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பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

REVISED PLAN

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/WDCN06/00124/2021		C3(N)/1150/2019 - 04/02/2021	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N06	N073	30/04/2021	30/04/2021
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS SPR CONSTRUCTION PVT LTD-REP. BY THIRU. HITESH P KUMAR KAWAD, DIRECTOR (GPA HOLDER OF BINNY LIMITED), NO:1, COOKS ROAD, PERAMBUR, CHENNAI - 600 011.	
மேம்பாட்டு தன்மை / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Block No:11 & 12,Plot No:-, Survey No:ANNEXURE ENCLOSED FARRENS RD &, Cooks Road,Otteri,Otteri,Perambur, CHENNAI, 600007	
Building License Fees			19200000
Regularisation Charges (penalty under section 244A)			3600000
Road cut charges - CMWSSB SEWERAGE			25000
Road cut charges - CMWSSB, WATER			25000
Road cut charges - TNEB			25000
Scrutiny Fees			600
மொத்தக் கட்டணம்/ Total (In Rs.)			22875600

Amount (in words): Rupees Two Crore Twenty Eight Lakhs Seventy Five Thousands Six Hundred Only

M.W.G.W.F. DD Details : DD Number: 011319 Amount: 23300000 Rs. Date:28/04/2021 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 முடிவு நாள் 29/10/2021 29/04/2026 ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 29/10/2021

If Construction started Building Permit is valid up to 29/04/2026

30/04/21

Assistant Executive Engineer (T.P.)

30/4/21

Executive Engineer (T.P.)

GREATER CHENNAI CORPORATION
Town Planning Section
Works Department

ANNEXURE

REVISED PLAN

BUILDING PERMISSION

CEBA /WDCN 06/00124/2021 Dated: 30.04.2021

M/S. SPR CONSTRUCTION PVT LTD REP.BY Thiru. HITESH P. KUMAR KAWAD, DIRECTOR (GPA HOLDER OF M/S. BINNY LIMITED)

Building permission Application for the revised proposal for the construction of High Rise Building Group development with 6 Blocks comprising of Residential cum Commercial & Institutional Buildings with Combined 2nd Basement Floor(Part) (meant for parking) + 1st Basement Floor (meant for parking) for Block no: 2, 3 & 4 + combined Stilt Floor part cum Ground Floor part (meant for parking & Banquet hall Club house use) for Block no:1,2,3&4, Block No:1 (Residential): 1st Floor (partly with Office Use)+ 2nd (Partly with Office Use) + 3rd Floor to 38th Floor (226 Dwelling units); BLOCK No: 2 (Residential); 1st Floor (Partly with Office use) + 2nd Floor to 38th Floor (284 Dwelling units); Block No:3 (Residential): 1st Floor (Partly with Office Use)+2nd Floor to 47th Floor(185 Dwelling units); Block No:4 (Residential); 1st Floor to 45th Floor (225 Dwelling units); Totally 920 Dwelling units, Block No:5 – (Institutional – School Building); Basement Floor Part (meant for parking & lumber rooms) + Ground Floor + 2Floors + 3rd Floor (part); & Block No:6 (Commercial Market) ; Triple Basement Floor(at 1st Basement Floor for partly Shops & partly for parking use, 2nd Basement Floor for parking use & 3rd Basement Floor for parking use)+ Ground Floor + 1st Floor to 4th Floor(for shop use) + 5th Floor (for parking use) + 6th Floor to 9th Floor for partly Shops & partly for parking use + 10th Floor part to 15th floor part(for Office use), Abutting Stephenson Road, New Farrens Road & Cooks road, RS.No:218/2, 218/5,219/1 to 6, 220/2 of Block No: 11 &

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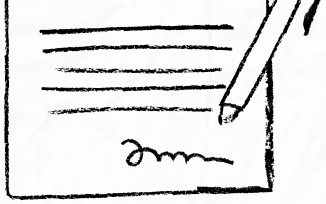
RS.No:221/2, 222/1 & 2 of Block No:12, Perambur Town, Division 73, Zone-VI, Purasaiwalkkam – Perambur Taluk. Applied by M/S. SPR Construction Pvt Ltd Rep. By Thiru. Hitesh P. Kumar Kawad, Director (GPA holder of M/S. Binny Limited)- Approved – Regarding.

30/04/21

Asst. Exe. Engineer (Works)

30/4/21

ExecutiveEngineer (Works)



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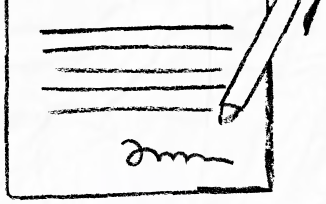
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Zoning & Land Use Analysis

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

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Home Vastu Shastra, Plot Vastu Shastra, Property Management

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