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**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

E-mail: mscmda@tn.gov.in Web site: www.cmdachennai.gov.in

Letter No C3(S)/3721/2015

Dated: 09.10.2018

To

The Commissioner,
Greater Chennai Corporation,
Ripon Building,
Chennai – 600 003.

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Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission for the Proposed construction of Double Basement Floors (Machinized parking) + Ground Floor +9 Floors - Commercial building (**Office**) at Door No.36, Sardar Patel Road, Guindy, Chennai – 600 032 bearing TS.No.54/5,6,7,56/2, Block no.6 of Venkatapuram village and T.S. No. 12/3, 47/2, Block No.7 of Adayar village applied by **M/s. Prestige Projects Ltd.** – Approved and forwarded to Local Body for issue of Building License – Regarding.

- Ref:
1. Planning Permission Application received in APU No. MSB/ 175/ 2015 dated.04.03.2015.
 2. Minutes of the 231st MSB Panel on 08.02.2016.
 3. Minutes of the Special Sanction Committee meeting held on 24.02.2016.
 4. Govt. letter (Ms) No. 95 H&UD Dept., dated 02.03.2016.
 5. NOC from WRD, PWD received in letter No.T1/3935/Guindy/MSB/ CMDA/2016, dated 21.07.2016.
 6. Police (Traffic) in letter Rc No. Tr/Licence/763/20060/2015, dated 27.07.2016. (VIP security point of view)
 7. NOC from AAI received in letter No. CHEN/SOUTH /B102116 /177996 dated 15.11.2016.
 8. Certificate from Tahsildar, Guindy Taluk in letter No.A1/1336 /2016, dated 18.04.2016.
 9. Applicant letter dated 08.05.2017 along with revised plan.
 10. This office DC advice letter dated 11.07.2017.
 11. Applicant letter dated 01.08.2017 along with revised plan & 26.09.2017 and 09.10.2017
 12. Minutes of the 238th MSB Panel on 27.10.2017.
 13. Minutes of the Special Sanction Committee meeting held on 10.11.2017.
 14. NOC from Police (Traffic) in letter Rc. No. Tr/Licence/1028/22710/ 2017, dated 31.10.2017



15. This office letter even No. dated 1/11.2017 addressed to the Government.
16. NOC from DF&RS in letter K.Dis.No.10056/C1/2017, PP NOC No.113/2017, dated 27.12.2017.
17. NOC from IAF in letter No.TAM/5218/ATC, dated 02.02.2018.
18. Govt. letter (Ms) No. 21, H&UD Dept., dated 07.02.2018.
19. This office letter even No. dated 22.02.2018.
20. Applicant letter dated 03.04.2018 with revised plan.
21. Applicant letter dated 03.04.2018 with undertaking to comply the police (Traffic) NOC condition from VIP security point of view.
22. This office DC advice letter even No. dated 21.05.2018
23. Hon'ble High court order WMP No.16572 & 16573 of 2018 in WP No.14027 of 2018, dated 11.06.2018.
24. Applicant letter dated 19.06.2018 enclosed the receipt for remittance for DC & Other charges.
25. Street Alignment portion gifted to CMDA in registered gift deed document No.2106/2018, dated 04.09.2018 & UO note No. TDR/14143 /2018, dated 18.09.2018.
26. Applicant letter dated 11.09.2018 with undertaking (Shelter fee)
27. GO (Ms) No.85, H&UD (UD4(3)) Dept., dated 16.05.2017
28. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and The Government letter No. TNRERA/261/2017, dated 09.08.2017.
29. GO (Ms) No.135, dated 21.07.2017 (shelter Fee)

The Planning Permission for the Proposed construction of Double Basement Floors (Machinized parking) + Ground Floor +9 Floors - Commercial building (**Office**) at Door No.36, Sardar Patel Road, Guindy, Chennai - 600 032 bearing TS.No.54/5,6,7,56/2, Block no.6 of Venkatapuram village and T.S. No. 12/3, 47/2, Block No.7 of Adayar village has been examined and Planning Permission is issued based on the Government approval accorded in the reference 18th cited subject to the usual condition put forth by CMDA in the reference 22th cited including compliance of conditions imposed by the Government agencies in the references 6th, 7th, 14th & 16th & 17th cited with following conditions:

- i. **Subject to compliance of the outcome of the writ petition filed by the applicant in WMP No.16572 & 16573 of 2018 in WP No.14027 of 2018, dated 11.06.2018 relating to Shelter fee. To this effect an undertaking deed has been furnished by the applicant in the reference 23rd cited.**
- ii. **While issuing Completion Certificate, the compliance certificate from the Police (Traffic) must be obtained. In case, if the Police Department suggests any modification, they must undertake to carry out the alterations suggested by the Police Department.**



Sl. No	Charges/Fees/Deposits	Total Amount	Receipt No/ date
i)	Development charge	Rs.2,80,000/- (Rupees Two Lakh and Eighty Thousand Only)	Receipt No.B007483, dated 18.06.2018.
ii)	Balance Scrutiny fee.	Rs.20,000/- (Rupees Twenty Thousand only)	
iii)	Regularization charges	Rs.2,30,000/-(Rupees Two Lakh and Thirty Thousand Only)	
iv)	Security Deposit for Display Board	Rs.10,000/-(Rupees Ten Thousand only)	
v)	Infrastructure & Amenities charges	Rs.51,00,000/- (Rupees Fifty One Lakh only)	
vi)	Shelter Fee	Rs.38,25,000/- (Rupees Thirty Eight Lakh and Twenty Five Thousand only)	Interim stay obtained from Hon'ble High Court.
vii)	Security Deposit for Building	Rs.38,80,000/- (Rupees Thirty Eight Lakh and Eighty Thousand only)	Bank Guarantee furnished.

3. The applicant has furnished the Bank Guarantee for Rs. Rs.38,80,000/- (Rupees Thirty Eight Lakh and Eighty Thousand only) in BG No.0419618BG0000200, dated 14.06.2018 State Bank of India (SBI). Bangalore with Amendment (for local branch) dated 27.08.2018 issued by SBI,OSB, Chennai in lieu of Security Deposit for Building.

4. The applicant has also furnished a Demand Draft for a sum of Rs.14,50,000/-(Rupees Fourteen Lakhs and Fifty Thousand only) vide DD No.546580, dated 13.06.2018 drawn at Kotak Mahindra Bank Ltd, Chennai in favour of the Managing Director, CMWSSB towards Infrastructure Development Charge.

5. The applicant has gifted the Street Alignment portion to CMDA through registered gift deed document No. 2106/2018, dated 04.09.2018 and land taken possession on 18.09.2018.

6. The applicant has furnished an undertaking to abide by the terms and conditions put forth by CMDA and undertaking deed accepting the conditions put forth by Police (Traffic), DF&RS, AAI & IAF.

7. The Traffic (Police) in the reference 6th cited has issued NOC for the security point of view that as long as there is no line of sight visibility from the top of the proposed building to Raj Bhavan. To this effect applicant has furnished an undertaking to obtain and furnish the Compliance Certificate from Police Department before issue of Completion Certificate as per the condition in the para 1 (ii).

8. The applicant has to submit the necessary sanitary application directly to CMWSSB and only after due sanction he can commence the internal sewer works.



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, as per the Government orders in the reference 28th cited. 484

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

15. The Planning Permission holder shall be responsible to ensure that the Building / Structure in the adjoining site are not weakened / Damaged during the construction of Basement floor and also to provide lighting & ventilation and protection from the fire to the satisfaction of Director of Fire and Rescue Service.

16. Applicant has to obtain building permit from the local body concerned. Temporary lightning arrestor must be erected before commencement of the construction and maintained properly during the entire construction period and regular lightning arrestor is erected.

17. Two sets of approved plans are numbered as **C/PP/MSB/39 A to E/2018 dated 09.10.2018** in **Planning Permit No. 11927** are sent herewith. The Planning Permit is valid for the period from **09.10.2018** to **08.10.2023**.

18. This approval is not final. The applicant has to approach the Commissioner, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

Yours faithfully,

M. N. N. N.
10/10/18
For **PRINCIPAL SECRETARY /**
MEMBER-SECRETARY

- Encl:** 1) Two sets of approved plans.
2) Two copies of Planning Permit.

Copy to:

1. **M/s. Prestige Projects Ltd.,**
Prestige Poligen, Top Floor,
No.471, Anna Salai, Nandanam,
Chennai – 600 035
2. **The Deputy Planner,**
Enforcement Cell (South), CMDA,
Chennai-600 008.
3. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road, Nungambakkam,
Chennai-600 034.
4. **The Director of Fire & Rescue Service**
Greams Road, Chennai-600 006.

(With one set of approved plans)

(With one set of approved plans)

C3(S)/3721/2015

5/6



5. **The Chief Engineer, CMWSSB,**
No.1 Pumping Station Road,
Chintadripet, Chennai-600 002.

(With one set of approved plans)

6. **The Additional Deputy Commissioner of Police
(Traffic),**
Vepery, Chennai-600 007.

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7. **Thiru .k. Jamal Mohideen**

(By speed post)

Registered Architect- CA/83/07686
Corporation of Chennai. RA no. 116
15, 54th Street Ashok Nagar,
Chennai.600 083.

8. **Thiru.Dr.C.Venkata Prasad,**

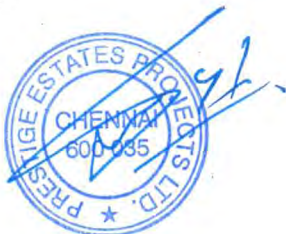
(By speed post)

Structural Engineer
Class i- LS No.1940, No.11, 2nd Main Road,
Kannappa Nagar, Thiruvannamiyur,
Chennai 600 041.

9. **Thiru.T.Sakthivel, Site Engineer,**

(By speed post)

No.471, Top Floor, Prestige Polygon, Anna Salai,
Nandanam,
Chennai 600 035.



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Chennai Metropolitan Development Authority PLANNING PERMIT

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

PERMIT No. 11927

Date of Permit.....

10/2018

C/PP/MSB/39 A to E /2018

Estate

File No. C3(S)/3721/2015,

M/s. Prestige Projects Ltd,

Name of Applicant with Address: prestige, prajen, top floor,...

No 471, Anna Salai, Nandambam, Chennai - 35.

Date of Application: 04/03/2015

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

Site Address.....

Annexure enclosed.....

Division No.....

Development Charge paid Rs..... 2,80,000/- Challan No..... B007483 Date 18.6.2018

PERMISSION is granted to the ~~layout/sub-division of land/~~
building construction/~~change in use of land/building~~ according to the
authorised copy of the plan attached hereto and subject to the
condition overleaf.

3. The permit expires on

08/10/2023

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

Govt Lr. (Ms) No 21, H & UD
Dept, dt. 7.02.2018

M. Nandha Kumar
For MEMBER SECRETARY



Building Permission 117

(1919 ஆம் ஆண்டு 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/WDCN13/00345/2018		C3(S)/3721/2015 - 09/10/2018	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுநேரப்பட்ட நாள் / Application Date
N13	N171	06/12/2018	06/12/2018
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS. PRESTIGE ESTATE PROJECTS LTD-PRESTIGE POLIGEN, TOP FLOOR, NO:471, ANAN SALAI, NANDANAM, CHENNAI-600035.	
மேம்பாட்டு தன்மை / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Block No:7,SNO:12/3,47/2ADYAR VLG,Plot No:-, Survey No:TS.NO:54/5,6,7,56/2,BLOCK NO:6, Sardar Patel Road,Rajbhavan,Guindy,Venkatapuram, CHENNAI, 600032	
Building License Fees		1076000	
Road cut charges - CMWSSB SEWERAGE		72000	
Road cut charges - CMWSSB, WATER		72000	
Road cut charges - TNEB		72000	
Scrutiny Fees		600	
Tentative improvement charges		465000	
மொத்தக் கட்டணம்/ Total (In Rs.)		1757600	

Amount (in words): Rupees Seventeen Lakhs Fifty Seven Thousands Six Hundred Only

M.W.G.W.F. DD Details : DD Number: 746407 Amount: 1196000 Rs. Date:26/11/2018 Bank:KOTAK MAHINDRA BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்புளிக்கப்பட்ட 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 05/06/2019 ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி முடிவு நாள் 05/12/2020

This Sanction will expire if the construction is not started with in 05/06/2019

If Construction started Building Permit is valid up to 05/12/2020

6/12/18
Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)



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