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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)/7956/2019

Dated:06.11.2019

To
The Commissioner,
Greater Chennai Corporation,
Chennai - 600 003.

Sir,

Sub: CMDA - APU - MSB (South) Division - Planning Permission Application for the Proposed additional construction of **Block 4: Stilt floor + 10 Floors (79 D.U), Block 5: Stilt floor + 13 Floors (177DU)** to the existing approved blocks;- combined basement floor for **Block 1 & 2 with Block 1: Stilt floor + 11 Floors with (87 D.U), Block 2: Stilt floor + 13 Floors (195D.U), Block 3 (Amenties Block): Stilt floor + 3 floors, with Ground floor pump room, MMRD Road, Pallikaranai, Chennai at S.No (as per patta) 64/1B1, 1B2, 3, 4, 5, 6, 66/2, 3, 4, 5A1, 5A2, 5A3, 5A4, 5A5, 5A6, 5A7, 672/1, 2A, 2B, 3, 4A1A, 4A1B, 4A2, 4B, 4C, 5A1, 5B2B, 669/1A, 1B, 2, 3, 4, 5, 6A, 6B, 7, 671/2, 672/2, 3, 4, 5, 6, 7, 8, of Pallikaranai Village - Remittance of DC & Other Charges - Regarding applied by **S.K.Peter(GPA Holder) & Others.** - Approved and forwarded to local body for issue of building license - Regarding.**

- Ref: 1. Planning Permission Application received in APU No. MSB /126/2017, dated 03.03.2017.
2. Earlier Planning Permission issued in CMDA letter No.C3(S)/10863/ 2013, dated 24.04.2015.
3. NOC from AAI NO. CHEN /SOUTH /B/04147 /209615 & CHEN /SOUTH /B/04147 /209616, dated 14.04.2017.
4. NOC from Police (Traffic) letter Rc.No. Tr/License/596/13307 /2017, dated 10.10.2017.
5. Minutes of the 238th MSB Panel meeting held on 27.10.2017.
6. NOC from DF&RS letter R.Dis.No.9653/C1/2017, PP. NOC.No. 89/2017, dated 07.11.2017.
7. This office letter C3(S)/3107/2017, dated 13.11.2017 addressed to the Government.

Promoter's Sign
For Ramaniyam Ocean Promoters And Developers

C3(S)/7956/2019

Authorised Signatory

Owner's Sign
For Ocean Lifespaces India Private Limited

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8. Environmental Clearance (EC) letter No. SEIAA/TN/F.6396/EC /8(a)/ 569/2017, dated 02.04.2018.
9. Completion Certificate issued for earlier proposal in CMDA letter No.EC/South -II/6896/2017, dated 09.05.2018.
10. NOC from IAF in letter No.TC/14758/2/ATC (PC-618), dated 28.12.2017 & amendment to earlier NOC in letter no.TAM/5218/1/ATC, dated 19.05.2018.
11. Applicant letter dated 12.07.2018 (Structural drawing vetted by PWD)
12. Letter received from the SE, WD, GCC in letter WDC. No. 2577/2018, dated 13.07.2018.
13. NOC from PWD in letter No.DB/T5(3)/F-Inundation-Pallikaranai /2017/27.06.2018.
14. Govt. letter (Ms) No. 138, H&UD dept, dated 28.09.2018.
15. This office letter (DC advice) No. C3(S)/3107/2017, dated 29.11.2018.
16. Government letter No. 690/UD-I(2)/2019-2 dated 09.04.2109 enclosed copy of NGT order dated 02.01.2019 in OA No. 970/2018 filed by Thiru. A.Swaminathan, President Naryanapuram Residents Associations.
17. Applicant letter dated 30.01.2019 & 26.03.2019.
18. Applicant letter dated 09.07.2019 furnished the copy of NGT order dated 23.04.2019 in OA No.970/2018.
19. OSR portion gifted through registered gift deed in document no. 9797/2019, dated 03.09.2019 & UO note received from TDR division vide UO note No.TDR/OSR/14551/2019, dated 10.09.2019 and Link road gifted through registered gift deed in document no. 9796/2019, dated 03.09.2019 & UO note received from TDR division vide UO note No. TDR/OSR /14550/2019, dated 10.09.2019.
20. Applicant letter dated 30.09.2019 with undertakings.
21. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and The Government letter No. TNRERA/261/2017, dated 09.08.2017.
22. G.O. (Ms) No.135, dated 21.07.2017 (Shelter Fee) For RAMANJAM REAL ESTATES (P) LTD.
23. G.O. (Ms) No.85, H&UD (UD4(3)) Dept., dated 16.05.2017
24. G.O. (Ms) No.147, H&UD (UD1) Dept., dated 26.10.2018.

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The Planning Permission Application for the Proposed additional construction of **Block 4:** Stilt floor + 10 Floors (79 D.U), **Block 5:** Stilt floor + 13 Floors (177DU) to the existing approved blocks;- combined basement floor for Block 1 & 2 with **Block 1:** Stilt floor + 11 Floors with (87 D.U), **Block 2:** Stilt floor + 13 Floors (195D.U), **Block 3** (Amenities Block): Stilt floor + 3 floors, with Ground floor pump room, MMRD Road, Pallikaranai, Chennai at S.No (as per patta) **64/1B1, 1B2, 3, 4, 5, 6, 66/2, 3, 4, 5A1, 5A2, 5A3, 5A4, 5A5, 5A6, 5A7, 72/1, 2A, 2B, 3, 4A1A, 4A1B, 4A2, 4B, 4C, 5A1, 5B2B, 669/1A,**

Ramanjam Ocean Promoters And Developers

For Ocean Lifespaces India Private Limited

C3(S)/2956/2019

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1B, 2, 3, 4, 5, 6A, 6B, 7, 671/2, 672/2, 3, 4, 5, 6, 7, 8, of Pallikaranai Village has been examined and Planning Permission is issued based on the Government approval accorded in the reference 14th cited subject to the usual conditions put forth by CMDA in reference 15th cited, including compliance of conditions imposed by the Government agencies in the reference 3rd, 4th, 6th, 8th, 10th & 13th cited subject to the condition that

"Completion of Catch drain will be ensured so that there is no blockage of channel in front of the site affecting free flow of water before issue of Completion Certificate of IInd Phase".

2. The applicant has remitted the following charges in letter dated 26.03.2019.

Sl.No	Charges/Fees/Deposits	Total Amount	Receipt No & date
i)	Development charge	Rs.3,75,000/-	Receipt No. B009578 dated 11.03.2019
ii)	Balance Scrutiny fee	Rs.65,000/-	
iii)	Regularisation Charges	Rs.12,30,000/-	
iv)	Security Deposit for STP	Rs.2,60,000/-	
v)	Security Deposit for Display Board	Rs.10,000/-	
vi)	Infrastructure & Amenities charges	Rs.66,60,000/-	
vii)	Shelter Fee	Rs.24,52,500/-	

3. The applicant has furnished the Bank Guarantee for Rs. Rs.88,00,000/-((Rupees Eighty Eight lakhs only) towards security deposit for building in BG No.00140100000814, dated 07.03.2019 & Validity up to 06.03.2024 from Axis Bank, GN Chetty Road, Chennai.

4. The applicant has gifted the OSR portion through registered gift deed in document no. 9797/2019, dated 03.09.2019 & Land delivery position taken on 10.09.2019 & UO note received from TDR division in UO note No.TDR/ OSR /14551/2019, dated 10.09.2019 and Link road & Link road gifted through registered gift deed in document no. 9796/2019, dated 03.09.2019 Land delivery position taken on 10.09.2019 & UO note received from TDR division in UO note No. TDR/OSR /14550/2019, dated 10.09.2019.

5.The Applicant has also furnished an undertaking in the reference 20th cited to abide by the terms and conditions put forth by Police (Traffic), DF&RS, AAI, IAF, PWD & Environment Clearance and the conditions imposed by CMDA in the reference 15th cited.

6.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.

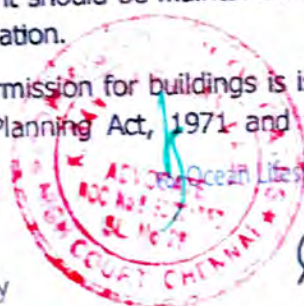
7. The Local Body is requested to ensure water supply and sewerage disposal facility for the proposal before issuing building Permit. It shall be ensured that all wells, overhead tanks are hermitically sealed with properly protected vents to avoid mosquito menace. Non provision of rain water harvesting 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 Development Regulation and enforcement action will be taken against such development. The sewage Treatment plant should be maintained by the applicant / developer till handing over to the residents association.

8. 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

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statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority. The Town & Country Planning Act 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 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 the continued structural stability of the buildings. In this regard, applicant along with the Architect and Structural Engineer and Construction Engineer has furnished necessary undertakings for Structural Design Sufficiency as well as for supervision in the prescribed formats.

9. 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 considers only the aspect 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. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent authority.

10. As per G.O.Ms. No. 17 H & UD (UD-4(3) Department dated 05.02.2016, installation of the Solar Photo Voltaic Panel system shall be mandatory and the same shall be provided with minimum 1/3rd of the total Terrace area by the applicant.

11. The project 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, as per the Government order.

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

13. The applicant has to obtain prior permission from the Executive Signatory

Authority concerned for the construction of Swimming pool as per G.O.Ms.No. 97,

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MAWS Dept, dated 07.07.2015. The applicant has to furnish NOC from the Executive Authority at the time of applying Completion Certificate.

14. Applicant shall not commence construction without building approval from the local body concerned. Applicant also has to erect temporary lightning arrester during the entire construction phase of the project.

15. Two sets of approved plans numbered as **C/PP/MSB/49(A to F)/2019, dated 06.11.2019** in **Planning Permit No. 11990** are sent herewith. The Planning Permit is valid for the period from **06.11.2019 to 05.11.2024.**

16. 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,

[Signature]
6/11/19
For **MEMBER-SECRETARY**

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

Copy to:

1.	S.K.Peter(GPA Holder) & Others, No.17/35, 2 nd Main Road, Gandhi Nagar, Adayar, Chennai.20	
2.	The Deputy Planner, Enforcement Cell (South), CMDA, Chennai-600 008.	(With one set of approved plans)
3.	The Director of Fire & Rescue Service No.1, Greams Road, Chennai-600 006.	(With one set of approved plans)
4.	The Additional Commissioner of Police (Traffic), Greater Chennai, Vepery, Chennai-600 007.	
5.	The Chief Engineer, CMWSSB, No.1 Pumping Station Road, Chintadripet, Chennai-600 002.	
6.	The Chief Engineer, TNEB, Chennai-600 002.	
7.	The Commissioner of Income Tax No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-600 034.	

For **RAMANIYAM REAL ESTATES (P) LTD**

Authorised Signatory

For Ramaniyam Ocean Promoters And Developers

For Ocean Lifespaces India Private Limited

[Signature]
31/5/2019 Authorised Signatory

[Signature]
Authorised Signatory



our services doesn't just end there



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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