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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu - Natarajan Building,
1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

671

Letter No.EC/N-II/5806/2017 Dated: 29.06.2017

458

To

The Commissioner,
Avadi Municipality,
Avadi,
Chennai-600054.

Sir,

Sub: CMDA – Enforcement Cell (North-II) – Renewal of Planning Permission for the construction of Residential Building Block-1 Stilt+10 floors with 200 Dwelling units,Block-2 Stilt+8 floors with 208 Dwelling units,Block-3 Stilt+8 floors+9th floor (Pt) with 100 Dwelling unit (Totally 508 Dwelling units) and Block-4 Stilt+4 floors Shopping complex at Old Survey No.633/1(Pt), 635,637/1(Pt),637/2 and 638/1,T.S.No.11/1,12/1,12/3,14/1 and 16 Block No.83 of Peruthipattu Village, Avadi-Poonamallee Road, Avadi, Chennai, Poonamallee Taluk, Tiruvallur District – Renewed – Final plan forwarded to Local Body for issue of building License – Reg.

Ref:

1. Renewal of Planning Permission Application received on 07.10.2014 from M/s. OM Shakthy.
2. Earlier approval issued in P.P. No. C/PP/MSB-II/14/A to II 2012 in letter No. C3/14567/2010 dated 06.02.2012 in Planning Permit No. 5991.
3. Director of Fire & Rescue Services remarks received in letter K.Dis No.25648/C1/2010 dated 23.12.2010.
4. CMWSSB – NOC in lr.No. CMWSSB/P&D/EE-III/STP 90(20-10-2011)/2010 dt.26.11.2010.
5. AAI NOC Ref. No. AAI/SR/NOC/RHQ Case No.MM 035/2011 dated 19.01.2011.
6. IAF NOC in lr. No. TAM/5219/1/ATC dated 02.12.2010.
7. Traffic Police remarks in letter K (1)/637/63073/2010 dated 08.12.2010.
8. TNHB NOC letter No.SS/5358/95 dated 02.12.2008.
9. This office lr. No. C3/14567/2010 dt. 10.08.2011 to the applicant.
10. The applicant's letter dated 25.08.2011.
11. This office lr. No. C3/14567/2010 dated 14.09.2011 addressed to Government.
12. Government letter (Ms).No.166, H&UD (UD-1) Dept. dated 18.11.2011.
13. This office demand notice lr. No. C3/14567/2010 dt. 23.12.2011 to the applicant.
14. The applicant's letter dated 27.12.2011 & 05.01.2012.
15. Partial CC was issued for Block No.1 of Stilt Floor + 10 Floors with 200 dwelling units in letter No.EC/CC-W/N&C/19237/2013 dated 26.7.2013.
16. Partial CC was issued for Block No.II of Stilt Floor + 8 Floors with 208 dwelling units in letter No.EC/N-II/1208/2015 dated 29.9.2015.
17. This office lr. Even No. dated 22.06.2017 to the applicant.
18. The applicant M/s. OM Shakthy letter dated 23.06.2017.

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Earlier the applicant has obtained Planning Permission for the proposed construction of Residential Building Block-1 Stilt+10 floors with 200 Dwelling units,Block-2 Stilt+8 floors

with 208 Dwelling units, Block-3 Stilt+8 floors+9th floor (Pt) with 100 Dwelling unit (Totally 508 Dwelling units) and Block-4 Stilt+4 floors Shopping complex at Old Survey No.633/1(Pt). 635,637/1(Pt).637/2 and 638/1,T.S.No.11/1,12/1,12/3,14/1 and 16 Block No.83 of Paruthipattu Village, Avadi-Poonamallee Road, Avadi, Chennai, Poonamallee Taluk, Tiruvallur District issued in Planning Permission No. C/PP/MSB-IT/14 A to H/2012 in letter No. C3/14567/2010 dated 06.02.2012 in Planning Permit No. 5991 in the reference 2nd cited.

2. For the approval obtained in the reference 2nd cited the applicant has remitted the following charges.

i)	Development charges for land and building under Sec.59 of the T&CP Act, 1971	Rs.3,65,000/- (Rupees Three lakhs and Sixty five thousand only) Receipt No. 3781 dated 27.12.2011.
ii)	Balance Scrutiny Fee	Rs.45,000/- (Rupees Forty five thousand only) Receipt No. 3781 dated 27.12.2011
iii)	Security Deposit (For Building)	Rs.30,00,000/- (Rupees Thirty lakhs only) Receipt No.372 dated 27.12.2011.
iv)	Security Deposit (For STP)	Rs.2,60,000/-(Rupees Two lakhs and Sixty thousand only) Receipt No. 372 dated 27.12.2011.
v)	Security Deposit (For Display Board	Rs.10,000/- (Rupees Ten thousand only) Receipt No. 372 dated 27.12.2011.
vi)	Infrastructure & Amenities Charges	Rs.54,50,000/- (Rupees Fifty four Lakhs and Fifty thousand only) Receipt No.3782 dated 27.12.2011.

3. The applicant has earlier furnished an undertaking to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS, CMWSSB, AAI, IAF Tambaram and Traffic Police in the reference 12th cited.

4. 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 of with properly protected vents to avoid mosquito menace. Non provision of rain water harvest structure as 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 Development Regulation and enforcement action will be taken against such development.

5. (i) The renewal of Planning Permission 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 Engineer 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.

6. (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.

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7. Applicant should strictly adhere the conditions stipulated NOCs issued by the CMWSSB in the reference 4th cited.

8. Applicant should strictly advise to furnish the Compliance for the Environmental Clearance before issue of Completion

Certificate.

9. Applicant should strictly advise to furnish the Compliance Certificate from DF&RS before issue of Completion Certificate.

10. Two sets of Renewed plans are numbered as **P.P. No.C/PP/MSB-IT/27-A to II/ 2017, Planning Permit No. 11154 dt.29.06.2017** are sent herewith. The Planning Permit is **valid for the period from 06.02.2015 to 05.02.2018.**

11. This approval is not final. The applicant has to approach the Commissioner, Avadi Municipality, Avadi, Chennai-54 for issue of building permit under the Local Body Act., only after which the proposed construction can be commenced.

12. The Local Body is requested to monitor the buildings and ensure that the constructions are made as per the approved plan and also to initiate enforcement action then and there if the buildings are constructed in deviation to the approved plan.

Yours faithfully,

29/6/17

for MEMBER-SECRETARY.

29/6/2017

Enclosure

1. Two sets of approved/Renewed plans
2. Two copies of Planning Permit

Copy to:

1. **M/s. OM Shakthi,**
   OM Shakthi Towers,
   N-1, Jawaharlal Nehru Road,
   Ekkattuthangal,
   Chennai – 600 032.
2. **The Commissioner of Income Tax,**
   No.108, Mahatma Gandhi Road,
   Nungambakkam, Chennai – 34.
3. **The Director of Fire & Rescue Service**
   P.B.No.776, Egmore, Chennai-8.
4. **The Chief Engineer, CMWSSB,**
   No.1,Pumping Station Road,
   Chintadripet, Chennai-2.
5. **The Additional Deputy Commissioner of Police (Traffic),** Kilpauk, Chennai – 10.
6. **The Chief Engineer, TNEB,**
   Chennai – 2.

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நாளைய குடிநீர் பாதுகாப்பு !!

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திருத்தப்பட்ட தமிழ்நாடு மாஉட்ட நகராட்சிகளின் சட்டம் 1920 பிரிவு 200 & 201ன் படி பிறப்பிக்கப்படும் உத்திரவு.

முன்னிலை : திரு. ஆ.மு. மோ. இர்ஷாத் அலி, M.A., ஆணையர், ஆவடி பெருநகராட்சி

கட்டிட விண்ணப்ப எண்/ ப.மு.: A 586/2017/F	நாள் : 07/07/2017
திட்ட உரிமையாணை எண் CMDA/MSB-II/2[illegible]	நாள் : 02/02/2018
கட்டிட உரிமையாணை எண் : 333/2012/F1	

1. மனுதாரரின் பெயர் : M/s. OM Shakthi Agencies Madras (P) Ltd
2. கட்டிட மனுச்செய்த நாள் : 7/7/17
3. மனை அமைந்துள்ள இடத்தின் விவரம் Poovai Road, Maruthi Puthu - A

நகரளவை எண்/ சர்வே எண். 833/1Part;63[illegible]	பிளாக் எண். 63F/1A, 2 & 63E/1,	வார்டு எண்.
கதவு எண் / மனை எண்.	தெரு பெயர் / கிராமத்தின் பெயர் Poovai Road, Avadi Maruthi Puthu -	
மனையின் பரப்பளவு 99069.20 Sq.ft		

4. உத்தேச கட்டி விபரம் : புதிய கட்டிடம் / திரும்பக் கட்டுதல் / கூடுதல் கட்டிடம் / குடியிருப்பு / வணிகம் / பொதுகட்டிடம் / ஆரம்பப் பள்ளிக் கட்டிடம் / கடை கட்டிடம்.
5. உரிமையாணைத் கட்டணம் செலுத்திய விவரம்

விவரம்	ரூபாய்	செலுத்துச் சீட்டு	நாள்
1. கூர்ந்தாயவு கட்டணம்			
2. கட்டிட உரிமக்கட்டணம்	115000	0043[illegible]	2/2/18
3. காலி மனை வரி			
4. சாலை அமைப்பு கட்டணம்	-		
5. மழைநீர் சேகரிப்பு வைப்புத் தொகை	-		
6. தொழிலாளர் நல நிதி வரைவோலை	215000	வங்கி HDFC வரைவோலை எண். 334821	2/2/18

7. 10% (GLV) OSR கட்டணம்.
8. பாதாள சாக்கடை திட்டம் வைப்புநிதி 1080000 } வங்கி வரை ஓலை எண். 004354 } 2/2/2018
9. குடிநீர் திட்டம் வைப்பு நிதி 1080000 004354[illegible]

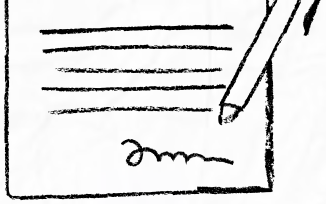
ஆவடி நகராட்சி மற்றும் சென்னை பெருநகர வளர்ச்சிக்கு குழுமப் பகுதியில் அடங்கும் மேலே காணும் இடத்தில் மேலே காணும் விபரப்படியும் இணைக்கப்பட்ட வரைபடத்தின் படியும் பின் பக்கத்தில் கண்டுள்ள நிபந்தனைகளுக்குட்பட்டு ....10.06.2015....ம் தேதியிலிருந்து....9.[illegible].2018.குள் கட்டிடம் கட்டிக்கொள்ள கட்டிட அனுமதி வழங்கப்படுகிறது.

இணைப்பு : அனுமதிக்கப்பட்ட வரைபடம்

பெறுநர்
திரு./ திருமதி M/s. OM Shakthi Agencies Madras (P) Ltd
Poovai Road
Maruthi Puthu Avadi

ஆணையர்
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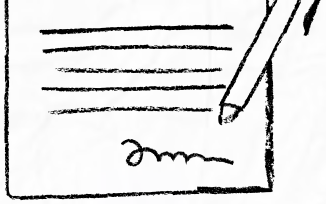
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