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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)/0236/2019

Dated: 26.07.2021

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 Permission for the proposed construction of **High Rise Building** for Residential cum commercial group development building in **Block - A** with Stilt Floor (for Parking) + 1st Floor to 13th Floor, **Block - B** with Stilt Floor (for Parking) + 1st Floor to 13th Floor with 299 dwelling units and **Block - C** with Ground Floor + 1st Floor to 4th Floor (for shop). At Old door no. 4, New door no. 13/6, Jawaharlal Nehru salai (Inner ring road), Thathankuppam, Villivakkam, Chennai - 600 049, Comprised in Old Survey no. 99/1,2, 157/1A, 159 Part, 161/2, T.S No.9, 10/2, 11/5 & 11/6, Block No. 31, Ward - E of Korattur Village, within the limits of Greater Chennai Corporation, applied by **M/S.SAI SRAVANTHI INFRA PROJECTS (P) Ltd.**, Land owner/GPA holder for Thiru. S.Kadirvelu Rep. by its Managing director **Thiru.**

P.V.Raghava rao - Approved - Reg.

Ref:

1. Planning Permission Application in MSB/2019/0236 dt. 29.04.2019.
2. NOC obtained from AAI in NOCID: CHEN/SOUTH/B/081617/239913 Dt. 16.08.2017.
3. Minutes of the 250th MSB Panel Meeting held on 15.05.2019.
4. This office letter even no dt.27.05.2019.
5. Letter no. CMRL/NOC//626/15/2019 dt. 04.07.2019 received from CMRL.
6. NOC issued by DF & RS in letter no. C1/9550/2019, PP.NOC.No.86/2019 dt. 09.07.2019.
7. This office letter even no dt.18.07.2019.
8. Letter no. 1071/2017/JDO - 2, dt. 01.08.2019 received from Divisional Engineer (H), Construction & Maintenance, City Roads, Highways Department.
9. Letter no. DB/T5 (3)/F - Korattur 006473/2019 dt. 30.07.2019 received from WRD, PWD.
10. The applicant letter received dt. 21.08.2019.
11. Letter No.Tr/License/499/14683/2019 dt.19.8.19 received from Traffic Police.

12. This office letter even no dt. 27.09.2019 addressed to the Govt.
13. Govt., letter (Ms) no. 176 H & UD (UD-1) dept., dt. 12.11.2019.
14. This office letter addressed to the SRO, Villivakkam even no dt.25.11.2019.
15. GLV letter no. 393/2019 dt. 27.11.2019 received on 12.02.2020 from SRO, Villivakkam.
16. The applicant letter dt. 21.02.2020 along with a copy of Environmental clearance issued in Letter No. SEIAA-TN / F.6964 / EC / 8(a) / 692 / 2020 dt.10.02.2020.
17. The applicant letter received on 04.03.2020.
18. G.O. (Ms). No. 31 H & UD [UD4(3)] Department dt. 31.01.2020.
19. G.O. (Ms). No. 54 H & UD [UD4(3)] Department dt. 12.03.2020.
20. G.O. (Ms). No. 83 H & UD [UD4(3)] Department dt. 25.06.2020.
21. Circular memo No. C3(N)/255/2019 dt.10.08.2020.
22. D.C & other charges demand notice issued in this office letter even no dt. 27.08.2020
23. The applicant letter dt. 21.09.2021, 10.03.2021 & 08.04.2021.
24. This office letter even no dt.20.04.2021.
25. The applicant letter dt. 26.04.2021 & 15.06.2021.
26. The applicant letter dt.26.04.2021 enclosing structural design drawing vetted by PWD.

The Planning Permission Application received in the reference 1st cited for the proposed construction of **High Rise Building** for Residential cum commercial group development building in Block – A with Stilt Floor (for Parking) + 1st Floor to 13th Floor, Block –B with Stilt Floor (for Parking) + 1st Floor to 13th Floor with 299 dwelling units and Block –C with Ground Floor + 1st Floor to 4th Floor (for shop). At Old door no. 4, New door no. 13/6, Jawaharlal Nehru salai (Inner ring road), Thathankuppam, Villivakkam, Chennai – 600 049, Comprised in Old Survey no. 99/1,2, 157/1A, 159 Part, 161/2, T.S No.9, 10/2, 11/5 & 11/6, Block No. 31, Ward - E of Korattur Village, within the limits of Greater Chennai Corporation, applied by **M/S.SAI SRAVANTHI INFRA PROJECTS (P) Ltd.**, Land owner/GPA holder for Thiru. S.Kadirvelu Rep. by its Managing director **Thiru. P.V.Raghava rao**, has been examined and Planning Permission is issued based on the Government Order issued in the reference 13th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by other Government Agencies in the references 2nd, 5th, 6th, 8th, 9th, 11th & 16th cited above.

2. The applicant has remitted the following charges vide receipt no. **B0018973** dt. 08.04.2021 in the reference 23rd cited:

i)	Development charges	Rs. 4,35,000/- (Rupees Four Lakhs and Thirty Five Thousands only)
ii)	Balance Scrutiny Fee	Rs.55,000/- (Rupees Fifty Five Thousands only)
iii)	Regularisation charges	Rs. 6,55,000/- (Rupees Six Lakhs and Fifty Five Thousands only)
iv)	OSR charges	Rs. 1,26,75,000/- (Rupees One Crore and Twenty Six Lakhs and Seventy Five Thousands only)

v)	Infrastructure & Amenities Charges	Rs. 1,05,15,000/- (Rupees One Crore and Five Lakhs and Fifteen Thousands only)
vi)	Flag day Contribution	Rs. 500/- (Rupees Five Hundred only)

3. The TDR division of CMDA informed that the applicant M/s. Sai Sravanthi Infra Projects Private Ltd. Represented by its Managing Director Thiru.P.V. Raghava Rao is permitted to adjust after part of **DRC No.047/2017** dt.07.02.2017 and full of **077/2019** dt.27.02.2019, **088/2019** dt.23.07.2019 & **091/2020** dt.27.11.2020 towards the remittance of **Premium FSI Charges of Rs.8,36,85,000/-** (Rupees Eight Crores Thirty Six Lakhs and Eighty Five Thousand Only) demanded in File No.C3(N)/0236/2019 dt.19.03.2021.

4. The applicant has furnished **Bank Guarantee No. 13461IGL0000321** Dt.**07.04.2021** for an amount of **Rs.59,85,000 /-** (Rupees Fifty Nine Lakhs and Eighty Five Thousand Only) towards the remittance of **SD for Building & Display Board** issued by the **Union Bank of India**, Marathahalli Branch, Bengaluru- 560 037. **Valid up to 03.04.2026.**

5. The applicant has furnished the Demand Draft No. 002360 dt. 30.03.2021 issued by HDFC Bank, Kavurihills, Hyderabad-500033 in favour of M.D., CMWSSB for an amount of **Rs. 54,45,000/-** towards MIDC charges.

6. The applicant has to comply with all the conditions stipulated in the NOCs/revised NOCs issued by the Police (Traffic), DF&RS and AAI. In this regard, the applicant has also furnished an undertaking in the reference 23rd cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by Police (Traffic), DF&RS and AAI.

7. 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.

8. 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

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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.

The applicant has also furnished structural design drawing for the proposed building vetted by the Superintending engineer, PWD in the reference 26th cited.

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 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.

10. 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.

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

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

13. 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.

14. 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.

15. 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.

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

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.

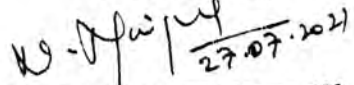
19. Two sets of plan for the proposal is approved and numbered as Planning Permission No. C/PP/MSB/37 (A to J)/2021, dated 26.07.2021 in Permit No. 13287 are sent herewith. The Planning Permission is valid for the period from 26.07.2021 to 25.07.2026.

20. 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.

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

22. 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,


for **MEMBER-SECRETARY**


27/07/2021.

Encl :

1. Two copies approved plan
2. Two copies of Planning Permission
3. Copy of Govt., letter in the reference 12th cited.

Copy To:

1. **M/S.SAI SRAVANTHI INFRA PROJECTS (P) Ltd.,**

Land owner/GPA holder for Thiru. S.Kadirvelu.

Rep. by its Managing director **Thiru. P.V.Raghava rao,**

No.9B, AKCET Building,

TSG velan nagar main road,

Arumbakkam, Chennai- 600 106.

(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. Siva anbarasan, M.Arch (U.S.A., England), A.I.I.A.,**
Regd. Architect, C.A. No. 10769, R.A.No. 191,
S3. 2nd floor, 43, Pantheon road,
Egmore, Chennai - 600 008.
9. **S.Soundarapandian, M.E.,(Struct.),**
CMDA structural Engineer –Gr I,
Regd no. SE/Gr-I/19/03/028,
Jays civil tec design pvt ltd.,3, 3rd floor,
Thandavan street, Chennai – 600 007.



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
நகரமைப்பு பிரிவு
Town Planning Section-Works
கட்டிட அனுமதி

Building Permission

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

கட்டிட அனுமதி எண் / Building Plan No		கட்டிட அனுமதி எண் / Plan Submission No	
CEBA/WDCN07/00257/2021		C3(N)/0236/2019 - 26/07/2021	
மண்டலம் : Zone	கோட்டம் : Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N07	N083	08/09/2021	03/08/2021
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		SAI SRAVANTHI INFRA PROJECTS PVT LTD-OWNER CUM GPA FOR Mr. S. KADIRVELU, REP. BY ITS MANAGING DIRECTOR Mr. P.V. RAGHAVA RAO, No:9B, AKCET BUILDING, TSG VELAN NAGAR MAIN ROAD, ARUMBAKKAM, CHENNAI-600106	
சேவாபாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No: OLD DOOR NO.4, NEW DOOR NO.13/6, Block No:31, Survey No:9,10/2,11/5&6, THATHANKUPPAM, VILLIVAKKAM, 200 FEETS RING ROAD, 200FEET ROAD, KORATTUR, Korattur, Chennai, 600049	
Building License Fees		2825500	
Scrutiny Fees		600	
Workers Welfare Board		3741000	
மொத்தக் கட்டணம் / Total (In Rs.)		6567100	

Amount (in words): Rupees Sixty Five Lakhs Sixty Seven Thousands One Hundred Only

Amount 6567100
(In Rs.).

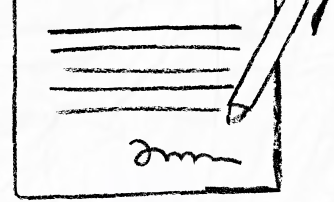
பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட தகவலைப் படி அனுமதி

Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

அனுமதி கால முடிவு 07/09/2026
Permit Valid upto 07/09/2026



Digitally Signed by K
Sundararajan
Date: 08-Sep-2021 (12:08:11)
Executive Engineer (T.P.)



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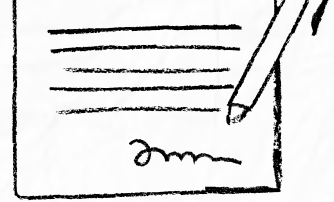
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real estate journey

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