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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
 (Chennai) - Narayan Building, No. 1, Gandhi Irwin Road, Egmore,
 Chennai - 600 008
 Phone: 2843855, Fax: 91 044 28548416
 E-mail: mscmda@tn.gov.in
 Web site: www.cmda.chennai.gov.in

Letter No. EC/N-I/14116/2021

Dated: 22.04.2022

To:
 The Principal Secretary / Commissioner,
 Greater Chennai Corporation
 Rippon Buildings,
 Chennai - 600 007
 Sir, Madam,

Sub: CMDA Enforcement Cell (North-I Division) - Renewal of Planning Permission application received for the construction of Tower Nos 10 to 12 - 4 Towers with Ground floor + 13 floors with 168 dwelling units, Tower 18 Ground Floor + 13 Floors with 36 dwelling units floors, Towers 19-22 - 4 Nos Ground Floor + 13 Floors with 224 dwelling units, Towers 23 to 33 - 11 Nos i.e. Combined Double Basement + Ground Floor + 17 Floors with 792 dwelling units, Double Basement + Stilt + 5 Floors MLC P 1&2 for parking, LIG Block Nos 14 to 17 with Ground Floor + 13 Floors with 30 dwelling units, Club House 1&2 Ground Floor + First Floor, Community Centre, GF+2F and a Temple (GFA) totally 1570 dwelling units as proposed construction to the existing completed blocks of 1 to 9 - 9 blocks, block No 14 to 17 - 4 block, LIG blocks 1&2 and Villa Blocks of 111 Nos. at Door No.4, 5, 6 and 7, Stephenson Road, Chennai in R.S.No.142/1, 4, 144, 145, 146/1, 2, 147, 148, 149, 150, 152/1 of Block - 7, R.S.No.225, 226/4, 5 of Block -12, R.S.No. 229/1, 231/2, 3 of Block No 13 of Perambur Village, Chennai within the limit of Greater Chennai Corporation - Renewed - Final plan forwarded to Local Body for issue of building License - Reg.

- Ref:**
1. Planning Permission has already been issued in letter No.C3/5640/2009 dated 16.04.2010
 2. Partial Completion certificate issued by CMDA in letter No.EC/CCW/N&C/12308/2014 dated 02.12.2014 for Block No 1 to 6 for 336 Dus. LIG Tower - 1 with 110 Dus. Villa Type 47 Nos.
 3. 2nd partial Completion certificate issued in letter No.EC/CC/N-I/12308/2014 dated 20.10.2015 for Block 14 & 15 with 112 Dus. And Villa Type 12 Nos.
 4. 3rd partial Completion certificate issued in letter No.EC/CC/N-I/12366/2015 dated 06.11.2015 for Block 7, 8, 9, 16 & 17 for 280Dus, LIG Tower with 110 Dus and Villa Type 51 Nos.
 5. Environmental Clearance issued by MoEF, Govt. of India in letter No.21-238/2006 - 1A.III dated 22.12.2006 and compliance report dt 01.09.2016
 6. NOC from CMWSSB for Swimming Pool in letter No.CMWSSB/O7M/SE(N)/AEE@/Spl Swim.Pool/2009 dated 24.07.2009.
 7. NOC received from IAF in letter No.TAM/5219/1/ATC dated 15.09.2009.
 8. NOC issued by DF&RS in letter No.K.Dis No.26815/C1/2010 dated 28.01.2011.
 9. NOC received from AAI in letter No.AAI/SR/NOC/RHQ dated 30.10.2012.
 10. NOC issued by Police (Traffic) Dept. in letter No.Re. No. Tr. / Licence / 777/27966/2012 dated 30.04.2013.
 11. The Govt. H&UD Dept., in letter (Ms) No.70 dated 29.02.2016 and amendment issued in letter (Ms) No.97 dated 02.03.2016.
 12. NOC issued by PWD (Water Resources Dept) in letter No.T1/4230/North Town/2016/dt.21.07.2016.
 13. Planning Permission issued by CMDA in PP, No. C/PP/MSB/61 (S1 to S51)/2016 in letter No. C3(N)/19053/2015 dated 07.11.2016 in Planning Permit No.11107.

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14. 4th Partial CC issued in Lr No EC/N-I/12308/2014 dated 12.06.2017 (CC No EC North-I 151/2017 dated 12.06.17) for Tower Nos 10, 11, 12, 22 comprising Ground floor + 13 floors with 224 dwelling units each Tower 56 dwelling units out of 1570 dwelling units & Temple Block of Ground floor
 15. 5th Partial CC issued in Lr No EC/N-I/12308/2014 dated 06.09.2017 (CC No EC North-I 224/2017 dated 06.9.2017) for Tower Nos 18, 19, 20, 21 & EWS Tower No 3 of Ground floor + 13 floors residential building with 332 dwelling units
 16. 6th Partial CC issued in Lr No EC/N-I/7662/2017 dated 28.05.2018 (CC No EC North-I 167/2018 dated 28.05.2018) for 3 Towers (i.e.) Tower Nos 23, 24 & 33 of Combined Double Basement Floor + Ground Floor + 17 floors (each Tower) residential building with 216 dwelling units (in each Tower 72 dwelling units)
 17. 7th Partial CC issued in Lr No EC/N-I/12308/2014 dated 08.02.2019 (CC No EC North-I 46/2019 dated 08.02.2019) for Tower No 27- consisting of Combined Double Basement Floor + Ground floor + 17 floors residential building with 72 dwelling units, Double Basement + Stilt + 5 Floors MLCP + 1 for parking and Club House + 1- Ground Floor + First Floor (as per approval GF + 21)
 18. 8th Partial CC issued in Lr No EC/N-I/12308/2014 dated 15.07.2019 (CC No EC North-I 188/2019 dated 15.07.2019) for Tower No.28 - consisting of Combined Double Basement Floor + Ground floor + 17 floors residential building with 72 dwelling units.
 19. 9th Partial CC issued in Lr.No.EC/N-I/12308/2014 dated 03.12.2019 (CC.No EC North-I 305/2019 dated 03.12.2019) for Tower No 29 - consisting of Combined Double Basement Floor + Ground floor + 17 floors residential building with 70 dwelling units (as per approval 72 dwelling units)
 20. Renewal of Planning Permission Application in letter dated 02.11.2021 from Thiru Vimal Lunawath (GPA) POA for M/s PVP Ventures Limited).
 21. This office letter even No. dated 12.04.2022 addressed to the applicant.
 22. Thiru Vimal Lunawath (GPA) POA for M/s PVP Ventures letter dated 18.04.2022 enclosing the CMDA receipt No.B-0021267 dated 18.04.2022.

CMDA issued Planning Permission for the construction in the reference 13th cited. The application for renewal of Planning Permission for the construction of Tower Nos.10 to 12 - 3 Towers with Ground floor + 13 floors with 168 dwelling units; Tower 18: Ground Floor + 13 Floors with 56 dwelling units floors; Towers 19-22: 4 Nos. Ground Floor + 13 Floors with 224 dwelling units; Towers 23 to 33: 11 Nos. i.e. Combined Double Basement + Ground Floor + 17 Floors with 792 dwelling units, Double Basement + Stilt + 5 Floors MLCP 1&2 for parking, LIG Block No.3 to 5 with Ground Floor + 13 Floors with 330 dwelling units, Club House 1&2 - Ground Floor + First Floor, Community Centre; GF+2F and a Temple (GF), totally 1570 dwelling units as proposed construction to the existing completed blocks of 1 to 9 - 9 blocks, block No.14 to 17 - 4 block, LIG blocks 1&2 and Villa Blocks of 111 Nos. at Door No.4, 5, 6 and 7, Stephenson Road, Chennai in R.S.No.142/1, 4, 144, 145, 146/1, 2, 147, 148, 149, 150, 152/1 of Block - 7, R.S.No.225, 226/4, 5 of Block -12, R.S.No. 229/1, 231/2, 3 of Block No.13 of Perambur Village, Chennai within the limit of Greater Chennai Corporation received in the reference 14th cited was examined and the Planning Permission is renewed subject to the conditions incorporated in the reference 13th cited.

2. The applicant has remitted the following charges at the time of obtaining Planning Permission in the reference 13th cited.

Description	Amount in Rs.	Receipt No. and Date
DC for Land & building	4,60,000/-	B-002380 dt.23.09.2016
Balance S. Fee	2,00,000/-	

SD (for Blup) 7 31 00,000

SD for DR 10,000

T & A charge 10,000

By Bank Guarantee on HDFC Bank, R K. Salun Branch dt 23.09.2016 (BG No 0040107162670005) Bank Guarantee extended up to 31.10.2022, Claim dt 31.10.2023

R/007380 dt 23.09.2016

3. The applicant has strictly advised to adhere the terms and conditions put forth by Environmental clearance (NE, DE&RS, NAE, Traffic police & PWD(WRD)) in S¹, S², S³, S⁴, S⁵, S⁶, S⁷, S⁸, S⁹, S¹⁰ and S¹¹ vital.

4. The applicant shall provide Solar Photo voltaic system in the terrace floor (1.3rd) as shown in the terrace floor as per G.O. Ms. No.17 H&UD Dept dated 05.07.2016.

5. The applicant has to obtain prior permission from the Executive Authority concerned before commencing the construction of Swimming Pool as per G.O. Ms. No.97 MAWS Dept., dated 07.07.2015.

6. The applicant must comply with the conditions of Environmental clearance and shall not violate the provisions of EIA rules during and post construction stages.

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

8. 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 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 DR and enforcement action will be taken against such development.

9. The renewal of Planning Permission for the 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 and Tamil Nadu Panchayat Act. However, it is the sole responsibility of the Applicant / Developer / Power Agent and the Structural Engineer / Licensed 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.

10. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favor 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.

11. All other conditions imposed in the Planning Permission issued earlier in the reference 13th cited holds good for this renewal of Planning Permission.
12. Two sets of renewed plans are numbered as C/PP/MSB/11 (S1 to S51) / 2022, Planning Permit No. 14531, dt. 04.2022 are sent herewith. The Planning Permit is valid for the period from 07.11.2021 to 06.11.2024.
13. This renewal approval is not final. The applicant has to approach the Principal Secretary - Commissioner, Greater Chennai Corporation, Chennai - 3 for issue of building permit under the Local Body Acts.
14. 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,

S. Jeyaraj 25/11/22
for MEMBER-SECRETARY

Encl

1. Two sets of approved Renewal Plans
2. Two copies of Renewal of Planning Permit

Copy to

1. Thiru Vimal Lunawath (GPA)
POA for M/s PVP Ventures)
No.3, (Old No.25) Ganapathy Colony,
3rd Street,
Teynampet,
Chennai-18.
2. The Commissioner of Income Tax
No.108, Mahatma Gandhi Road,
Nungambakkam,
Chennai-600034.
3. The Director of Fire & Rescue Service,
P.B. No.776, Egmore,
Chennai - 8.
4. The Managing Director,
CMWSSB, No.75, Santhome High Road
MRC Nagar, R.A.Puram,
Chennai-600 028.
5. The Additional Commissioner of Police
(Traffic),
Vepery,
Chennai-7.
6. The Chairman, TANGEDCO,
Anna Salai,
Chennai-2.
7. The Chief Planner,
HRB, CMDA,
Chennai-600008.
8. The Chairperson, TNRERA
CMDA - Tower-II, 1st Floor,
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.

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பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
நகரமைப்பு பிரிவு - பணித்துறை
Town Planning Section-Works Department

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் (ii))

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண் / Building Plan No	திட்ட அனுமதி எண் / Plan Submission No
CEBA WDCN06/00160/2022	EC/N-1/14116/2021 - 22/04/2022
மண்டலம் / Zone	அனுமதி நாள் / Approval Date
N06	30/05/2022
கோட்டம் / Ward	மனுபெற்ற நாள் / Application Date
N070	30/05/2022
தொகுப்பின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address	VIMAL LUNAWATH GPA-POA for M's PVP (VENTURES) NO:3, GANAPATHY COLONY 3rd STREET, TEYNAMPET, CHENNAI-600018.
சேவையின் குறிப்புகள் / Service Type	CMDA Proposal- only for Building Permit
மண்டல அமைவிடம் / Plot address	Block No:-, Plot No:-, Survey No: ANNEXURE ENCLOSED, Stephenson Road, Pulianthope, Otteri, Perambur, CHENNAI, 600012
Building License Fees	500
Scrutiny Fees	600
மொத்தக் கட்டணம் / Total (In Rs.)	1100

Amount (in words): Rupees One Thousand One Hundred Only

M.W.G.W.F. DD Details : DD Number: 915234 Amount: 100 Rs. Date: 23/05/2022 Bank: KOTAK MAHINDRA BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்புளிக்கப்பட்ட வரைபட நகலினைப் படி 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 29/11/2022 ஆம் தேதிக்குள் வேலை தொடங்குவதில் காலாவதியாகிவிடும் தொடர்புபட்டிருந்தால் கட்டிட அனுமதி முடிவு நாள் 29/05/2027

This Sanction will expire if the construction is not started with in 29/11/2022

If Construction started Building Permit is valid up to 29/05/2027

29/05/22

Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)



our services doesn't just end there



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

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