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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)/045/2019 **Dated: 28.01.2022**

To
The Commissioner,
St.Thomas Mount Panchayat Union,
Chitlapakkam, Chennai-600 064.

Sir,

Sub: CMDA – Area Plans Unit – MSB (South) Division – The Planning Permission for the Proposed Revision & Additional Construction of High Rise Building consist of **Block: A3 & A4 :** Combined Basement Floor + Combined Stilt Floor + Combined Podium with 1st floor to 21 floors with each block 294 dwelling units **(Totally 588 Dwelling Units)** in the site comprising **Completion Certificate** issued Blocks viz: A1, A2, A6; Block A1 & A2 Typical: Combined Basement Floor + Combined Stilt Floor + Combined Podium with 1st Floor to 13th floor + 14th Floor part with each Block 110 dwelling units (Totally - 220 Dwelling Units), Block A6 (LIG Block): 1st Floor to 13th Floor + 14th Floor part with 192 Dwelling Units and Club House: 1st Floor to 3 Floors + 4th Floor part (Indoor games, Banquet Hall, Gym & Swimming pool at 4th Floor), Blocks B1 & B2 Typical: 1st Floor to 14th Floor with 216 Dwelling Units **(Totally - 628 Dwelling Units)** and 2 Commercial Blocks. **Earlier Completion certificate issued for 628 Dwelling Units with 2 commercial blocks and now revision and additional construction with 588 Dwelling Units (Totally 10 Blocks with 1216 dwelling units)** at Medavakkam – Mambakkam Road in S.No. 19/6A1, 19/6A2, 19/6A3, 19/6B1, 19/6B2, 20/2B, 20/3, 20/4A, 20/4B, 20/4C, 20/5A1, 20/5A2, 20/5B1, 20/5B2, 37/6A, 37/6B, 37/7, 37/8, 37/9, 364/1B2, 365/1B1 of Vengaivasal Village, St.Thomas Mount Panchayat Union - Applied by Tmt.**P.Bhavani** (Executive Director), **M/s. Navin Housing & Properties Pvt. Ltd** - Approved and forwarded to local body for issue of building license - Regarding.

Ref:
1. Planning Permission Application received in the SBC No. CMDA/PP/MSB/S/0045/2019, dated 05.03.2019.
2. Earlier, Planning Permission issued by in No.C/PP/MSB-IT/33 (A to J) / 2013, Permit No.7200 in Letter No. C3(S)/12498/2011, dated 28.06.2013.
3. 1st partial Completion Certificate issued in C.C. No.EC/SOUTH-II/278/2015, in Letter No.EC/SII/6017/2015 dated 19.6.2015.
4. 2nd partial Completion Certificate issued in C.C. No. EC/SOUTH – II/482/2015, in Letter No. EC/SII/13336/2015 dated 12.11.2015

5. Planning Permission renewed in PP.No. C/PP/MSB-IT/52 A To J /2016, Permit No.9098 in letter No. EC/S-II/7510/2016 dated 22.09.2016
6. Minutes of the 249th MSB panel meeting held on 28.03.2019.
7. This office letter even No. dated 11.04.2013 addressed to the applicant
8. Applicant letter dated 07.05.2019 & 12.06.2019.
9. This office letter even No. dated 19.06.2019 addressed to the applicant
10. This office letter even No. dated 10.09.2019 addressed to Government.
11. This office letter even No. dated 04.10.2019 & 17.10.2020 addressed to the applicant.
12. NOC from AAI in Letter No. CHEN/SOUTH/B/ 092319/431337 & 92319/431338, dated 01.11.2019, valid up to 31.10.2027 for Block A4.
13. Minutes of the 254th MSB panel meeting held on 12.11.2019.
14. This office letter even No. dated 20.11.2019 addressed to the applicant.
15. Applicant letter dated 07.01.2020.
16. This office letter even No. dated 14.02.2020 addressed to the Government.
17. NOC from DF&RS in R.Dis.No.18007/C1/2019, PP.NOC No.39/2020, dated 09.06.2020.
18. Applicant letter dated 15.06.2020 & 13.07.2020.
19. Government Letter G.O.(Ms).No. 109, H&UD (UD1) Department, dated 30.07.2020.
20. CMWSSB Letter No. CMWSSB/S.E.(North)MSB-1/2019, dated 08.09.2020.
21. Structural Design, Drawings & Report vetted by IIT Madras on 10.09.2020.
22. This office letter even No. dated 03.10.2021 addressed to the applicant.
23. NOC from Police (Traffic) in letter Rc.No.Tr/License/669/ 13273/2020, dated 09.10.2020.
24. This office online letter (DC advice) CMDA/PP/MSB/S/045/2019 dated 04.01.2021.
25. Applicant letter dated 01.07.2021 (Cash remittance receipts / NOC's & undertakings).
26. This office letter even No. dated 02.11.2021 addressed to applicant.
27. Copy of Environmental Clearance vide letter No. SEIAA-TN/ F.No.7408/EC/8(a)/789/2021, dated 03.11.2021.
28. Applicant letter dated 15.11.2021 & 18.11.2021.

******

The Planning Permission for the Proposed Revision & Additional Construction of High Rise Building consist of **Block: A3 & A4 :** Combined Basement Floor + Combined Stilt Floor + Combined Podium with 1st floor to 21 floors with each block 294 dwelling units **(Totally 588 Dwelling Units)** in the site comprising **Completion Certificate** issued Blocks viz: A1, A2, A6; Block A1 & A2 Typical: Combined Basement Floor + Combined Stilt Floor + Combined Podium with 1st Floor to 13th floor + 14th Floor part with each Block 110 dwelling units (Totally - 220 Dwelling Units), Block A6 (LIG Block): 1st Floor to 13th Floor + 14th Floor part with 192 Dwelling

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2. The applicant has remitted the DC & other charges in letter dated 09.10.2020 vide receipt No. No.B0018291, dated 06.01.2021:

Sl. No.	Charges:	Charges remitted at the time of obtaining earlier approval in file No.C3/12498/2011	Amount remitted:
1.	Development charge for land and building under Sec.59 of the T&CP Act, 1971	**Rs.26,40,000/-** (Rupees Twenty Six Lakh and forty thousand only)	**Rs.1,25,000/-** (Rupees One Lakh and Twenty five thousand only)
2.	Balance Scrutiny fee	-----	**Rs.95,000/-** (Rupees Ninety Five thousand only)
3.	Regularization charges	**Rs.10,00,000/-** (Rupees Ten Lakh only)	-----
4.	Security Deposit for Building	**Rs.1,40,10,000/-** (Rupees One crore Forty Lakh and Ten thousand Only)	**Rs.62,50,000/-** (Rupees Sixty two Lakh and Fifty thousand Only)
5.	Security Deposit for Display Board	**Rs.10,000/-** (Rupees Ten Thousand only)	**Rs.10,000/-** (Rupees Ten Thousand only)
6.	Security Deposit For STP	**Rs.10,10,000/-** (Rupees Ten Lakh and Ten thousand only)	**Rs.2,70,000/-** (Rupees Two Lakh and Seventy thousand only)
7.	Infrastructure & Amenities Charges	**Rs.3,80,90,000/-** (Rupees Three crore Eighty Lakh and Ninety thousand Only)	**Rs.49,25,000/-** (Rupees Forty Nine Lakh and Twenty five Thousand only)
8.	Shelter Fee Charges	----	**Rs.2,50,000/-** (Rupees two Lakh and Fifty Thousand only)

3. The OSR area I = 2639.00 Sq.m, OSR area II - 578.86 Sq.m, Totally 3217.86 Sq.m has already been gifted to CMDA through gift deed document No.3478/2013, dated 27.03.2013.

4. Link road portion of 7705 sq.m has been gifted to CMDA through gift deed document No. 3477/2013 in letter No. C3(S)/12498/2011, dated 28.06.2013 in earlier planning permission No. C/PP/MSB-IT/33(A to J) 2013, dated 28.06.2013.

5. Applicant has also furnished an undertaking in the reference 25th cited to abide by the terms and conditions put forth in the NOC's issued by IAF, PWD, DF&RS, AAI, Police (Traffic) & Environmental and the conditions imposed by CMDA in the reference 24th cited.

6. 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.

7. 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 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.

However, the applicant has furnished the Structural design report & Drawings vetted by IIT as in the reference 21st cited.

8. 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 statuary clearance as applicable to this project shall be obtained by the project proponent from the competent authority.

2. 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.

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

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

5. 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.

6. The applicant shall reserve 1/3rd open Terrace Area for erection of Solar Photo Voltaic Panel and the same has to be ensured before issue of Completion Certificate

7. 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.

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

9. 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 regard the applicant has furnished an undertaking.

10. 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.

11. Two sets plan for the proposed development is approved and numbered as **C/PP/MSB/03(A to J)/2022, dated 28.01.2022** in Planning Permit No.**14523** are sent herewith. The Planning Permit is valid for the period from **28.01.2022 to 27.01.2027.**

12. This approval is not final. The applicant has to approach the Commissioner, St.Thomas Mount Panchayath Union for issue of Building Permit under the Local Body Act.

Yours faithfully,

01/02/22

For Member-Secretary

Encl :

1. Two copies approved plan
2. Two copies of Planning Permission

1/2/22

Copy to:

1.	Tmt. **P.BHAVANI** (Executive Director), **M/s.Navin Housing & Properties Pvt. Ltd.,** Navin's Triumph, Door No:802 & 804, Anna Salai, Nandanam, Chennai-600 055.
2.	**The Deputy Planner,** Enforcement Cell (South), CMDA, Chennai 600008. (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 600007.
5.	**The Chief Engineer,** TNEB, Chennai-600002.
6.	**The Commissioner of Income Tax** No.108, Mahatma Gandhi Road, Nungambakkam, Chennai 600034.

NOTARY GOVERNMENT OF INDIA

M. SARAVANAN, B.Sc., B.L.
ADVOCATE & NOTARY PUBLIC
No.29, 2nd Cross Street, Sankar Nagar,
Pammal, Chennai - 600 075.
Cell: 9841081607

7.	Thiru. **W. ANAND, B.Arch., M.BE.M.** Architect & Project Consultant, Council Reg. No. CA/88/11631 No. 2/154, East Coast Road, Injambakkam, Chennai-600 115
8.	Thiru. **A. PERAMAIYAN, ME., (Struc.), M.I.E.,** Structural Engineer, Licensed Surveyor Class– I, No. 1773, Corporation of Chennai, New No.31, Old No. 14, Besant Avenue, Adayar, Chennai-600 020.
9.	Thiru. **PRABAKAR**, (Site Engineer), No.802&804, "NAVINS TRIUMPH" , Anna salai,Nandanam, Chennai 600 035.

NOTARY
M. SARAVANAN, B.Sc. B.L.
CHENNAI
Reg. No: 6307/2009
GOVERNMENT OF INDIA

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Pammal, Chennai - 600 075.
Cell: 9841081607

வேங்கைவாசல் முதல்நிலை ஊராட்சி மன்றத் தலைவர் அவர்களின் நடவடிக்கைகள்

சென்னை - 600 126.

முன்னிலை : **V. ஜெயச்சந்திரன்**

க.ஊ.எண் : 87/2022.

நாள் : 14/06/2022

மு.மு.எண் : 495/2022

C/PP/MSB/03/A+07/2022

பொருள் : கட்டிட/மனை உட்பிரிவு வரைப்பட அனுமதி வேங்கைவாசல் ஊராட்சி ....மாமல்லபுரம் முதன்மை சாலை.....தெரு/ரோடு, புல எண் 19/6A1, 19/6A2, 19/6A3, 19/6B1, 19/6B2, 20/2B, 20/3, 20/4A, 20/4B, 20/4C, 20/5A1, 20/5A2, 20/5B1, 20/5B2, 37/6A, 37/6B, 37/7, 37/8, 37/9, 36/1B1, 36/1B2 மனைஎண் ஆகியவற்றில் கட்டிடம் / மனை உட்பிரிவு / சுற்றுச்சுவர் / கிணறு முதலியன கட்டுவதற்கு அனுமதி வழங்கப்பட்டது.

பார்சை : அரசு ஆணை எண். 255 நாள் 19.08.97 M/s. Navin Housing & திரு/திருமதி T.M.T. P. Bhavani (E.D) Properties Pvt Ltd, அவர்களின் மனுநாள்.....13.6.2022.....

உத்திரவு :-

திரு/திருமதி T.M.T P. Bhavani (E.D) M/s Navin Housing Properties Pvt Ltd. என்பவருக்கு வேங்கைவாசல் ஊராட்சி மாமல்லபுரம் முதன்மை சாலை நகர்.....தெரு புல எண் 19/6A1, 19/6A2, 19/6A3, 19/6B1, 19/6B2, 20/2B, 20/3, 20/4A, 20/4B, 20/4C, 20/5A1, 20/5A2, 20/5B1, 20/5B2, 37/6A, 37/6B, 37/7, 37/8, 37/9, 36/1B1, 36/1B2 மனை எண்..... வேங்கைவாசல் ஊராட்சி ஆகியபகுதிகளில் கட்டிடம் / சுற்றுசுவர் / கிணறு / கழிப்பிடம் / குளியலறை / கடைகள் / முதல் தளம் / இரண்டாம் தளம் / பேருந்து வண்டிகள் நிறுத்துமிடம் / மனை உட்பிரிவு ஆகியவகைகள் கட்டுவதற்கு கீழ்கண்ட நிபந்தனைகளுக்குட்பட்டு அனுமதி அளிக்கப்படுகிறது.

இந்த அனுமதியானது.....ம் தேதி வரை ஒரு ஆண்டுக்கு செல்லுபடியாகும் அனுமதி கட்டணம் ரூ.2,63,400/-(ரூபாய் இரண்டு லட்சத்து அறுபத்து மூவாயிரத்து நானூறு மட்டும்) செலுத்தியமைக்கான பல வகைப்பட்ட ரசீது எண்.123068.....நாள்.14.6.2022.....மற்றும் மழைநீர் சேகரிப்பு டெபாசிட் ரூ.51,000/-(ரூபாய் ஐம்பத்து ஒராயிரம் மட்டும்) அங்கீகரிக்கப்பட்ட வரை படங்கள் இத்துடன் இணைக்கப்பட்டுள்ளன.

DD no 515885

Dt 14.6.2022

நிபந்தனைகள்

1. கட்டிடத்தின் வலது பக்கத்தில் 1.5 மீட்டருக்கு குறையாமலும், இடது பகுதியில் 1.5 மீட்டருக்கு குறையாமலும் இரு பக்கங்களிலும் 3.00 மீட்டருக்கு குறையாமலும் இடைவெளி விடப்பட்டிருக்க வேண்டும்.
2. தமிழ்நாடு ஊராட்சியின் 1994-ம் ஆண்டு திருத்தப்பட்ட சட்டத்தின்படி சென்னை பெருநகர் வளர்ச்சிக் குழும விதிகளில் ஏற்படுத்தப்பட்டுள்ள எல்லா கட்டுப்பாடுகளுக்கும் உட்பட்டிருத்தல் வேண்டும்.
3. அரசாங்கத்திற்கு சொந்தமான இடங்களிலோ அல்லது இம்மனுதாரருக்கு சம்பந்தமில்லாத வேறு இடங்களிலோ ஆக்கிரமனம் செய்வது கூடாது.
4. கட்டிட வேலைகள் நடக்கும் பொழுதோ அல்லது வேறு எந்த நேரங்களிலோ ஊராட்சியிலிருந்து ஆய்வு செய்யவரும் அதிகாரிகளுக்கு அங்கீகரிக்கப்பட்ட வரை படங்களை காண்பிக்க வசதியான வேலை நடக்குமிடங்களில் மேற்படி வரை படங்களை வைத்திருத்தல் வேண்டும்.

5. இந்த உத்திரவில் அனுமதிக்கப்பட்ட கால வரையரைக்குள் கட்டிடம் கட்டி முடிக்காவிட்டால் அனுமதியை மீண்டும் புதியதாக மனு கொடுத்து அனுமதி பெற வேண்டும்.

6. அனுமதித்த வரைபடத்தில் கூடுதலோ அல்லது மாறுதல் ஏதெனும் செய்து கட்ட வேண்டுமானால் அதற்குரிய திருத்தப்பட்ட வரைபடங்களுடன் தலைவர் / நிர்வாக அதிகாரிக்கு விண்ணப்பம் செய்து உத்திரவு பெற் பிறகு தான் மாறுதல் கட்டிடம் கட்ட வேண்டும்.

7. கட்டிடம் கட்ட உத்திரவு பொய்ப்பதிவுகள் மூலம் பெற்றதாகவே அல்லது ஏதேனும் கட்டிட விதிகளுக்கு புறம்பாகவோ பெற்றதாயிருந்தால் மேற்படி உத்திரவை ரத்து செய்ய தலைவருக்கு உரிமை உண்டு.

8. புதியதாக கட்டப்படும் கட்டிட இடங்கள் எந்த நேரத்திலும் சுத்தமான பொது சுகாதாரக்கேடு விளைவிக்காத வகையில் வைத்து இருத்தல் வேண்டும்.

9. மனுதாரர் கட்டிடத்தை கட்டி முடித்த பின்பு இவ்வலுவலகத்திலிருந்து சான்றிதழ் பெற்ற பின்பே குடி புக வேண்டும்.

10. கட்டிடத்திலிருந்து வரும் கழிவு நீரை மனுதாரர் தன் சொந்த இடத்திற்குள்ளேயே நிறுத்தி வைத்து அவைகளை அப்புறபடுத்தும் வகையில் வடிகால்களும், கழிவு நீர்த் தொட்டிகளும் அமைத்துக் கொள்ள வேண்டும்.

11. கட்டிடம் தொழிலகங்களுக்காகவோ அல்லது வேறு தொழிலாளர்கள் வேலை செய்ய வேண்டிய இடங்களுக்காகவோ கட்டப்படயிருந்தால் அவைகளுக்கு மாவட்ட அலுவலரிடமிருந்து தொழிலகங்களின் ஆய்வாளரிடமிருந்து மற்றும் உறுப்பினர், செயலாளர், சென்னை பெருநகர் வளர்ச்சி குழுமம் ஆகியோரிடமிருந்து அனுமதி பெற்றிருந்தல் வேண்டும்.

12. அங்கீகரிக்கப்பட்ட வரைப்படங்களின்படியே கட்டிடம் கட்டி முடிக்கப்பட்ட பின்பு இவ்வூராட்சியிலிருந்து சான்றிதழ் பெற்றுக் கொள்ள வேண்டும்.

13. கட்டிட வேலை முடிந்த பின்போ அல்லது குடியேறிய பின்னரோ 15 தினங்களுக்குள் தலைவர் அவர்களுக்கு எழுத்து மூலமாக தெரிவிக்க வேண்டும்.

V. Jayachandran 14/12/22

தலைவர் / நிர்வாக அதிகாரி
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14/12/22

பெறுநர்

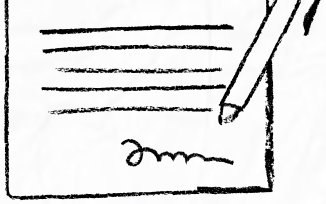
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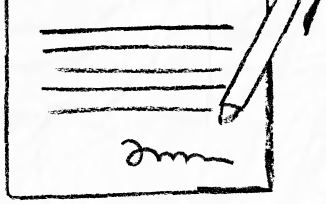
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