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Annex- XIII

285

REVISED PLAN

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 படி)

(1919 MCMC Act Section 238)

கட்டட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN11/00241/2018		C3(N)/10839/2014 - 20/07/2018	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N11	N150	20/08/2018	20/08/2018
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS. SPR AND RG CONSTRUCTIONS PVT LTD-REP BY ITS M.D THIRU. HITESH KUMAR P.KAWAD NO:57, NARAYANA MUDALI STREET, 1ST FLOOR, SOWCARPET, CHENNAI-600079.	
மேம்பாட்டு தன்மை / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Block No:-,Plot No:NH. BYE PASS ROAD, Survey No:137/1, 138/1, 148/5A,6B,7A1,7A2, CHETTIYAR AGARAM MAIN ROAD,CHETTIYAR AGARAM,KARAMBAKKAM,Karambakkam, CHENNAI, 600116	
Building License Fees		10000	
Road cut charges - CMWSSB SEWERAGE		10000	
Road cut charges - CMWSSB, WATER		10000	
Road cut charges - TNEB		10000	
Scrutiny Fees		600	
மொத்தக் கட்டணம்/ Total (In Rs.)		40600	

Amount (in words): Rupees Forty Thousands Six Hundred Only

M.W.G.W.F. DD Details : DD Number: 009348 Amount: 10000 Rs. Date:16/08/2018 Bank:HDFC BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி 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 19/02/2019 ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டட அனுமதி

முடிவு நாள் 19/08/2020

This Sanction will expire if the construction is not started with in 19/02/2019

If Construction started Building Permit is valid up to 19/08/2020

20/08/18

Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)

Constructions Private Limited

Director

20/8/18

287

BY REGISTERED POST WITH ACK.DUE

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 (N)/10839/2014 Dated: 20.07.2018

To
The Commissioner,
Greater Chennai Corporation,
"Ripon Buildings",
Chennai – 600 003.

Sir,

Sub: CMDA – Area Plans Unit – MSB (North) Division – Planning Permission Application for the revised proposal for the construction of **Blocks 1 to 3:** Combined Single basement with Double height proposed with Mechanical stack parking + GF + 14 Floors and **Blocks 4 to 9:** Combined Double basement + GF + 14 Floors residential buildings with 1050 dwelling units with Club Houses in every block (including 232 LIG dwelling units in Block- 6) at S.Nos. 137/1, 138/1, 148/5A, 148/6B, 148/7A1 and 148/7A2 of Karambakkam village, N.H. Bye Pass Road & Chettiyar Agaram Road, Karambakkam, Chennai –116, within the Greater Chennai Corporation limits, applied by **M/s. SPR & RG Constructions Pvt. Ltd.,** Rep. by its Manging Director **Thiru Hitesh Kumar P. Kawad** – Approved - Reg.

Ref:
1. PPA received in MSB/2014/000586 dated 17.07.2014.
2. Earlier Planning Permission was issued for the construction of Combined Basement 1 & 2 + GF + 14 Floors of Blocks 1 to 9 residential building with 950 dwelling units in PP No. C/PP/MSB-IT/48/1 to 45/2012 in letter no. C3/2998/2011 dated 20.07.2012.
3. Minutes of the 226th MSB Panel meeting held on 14.10.2014.
4. NOC received from Police (Traffic) in letter Rc. No. Tr. / License / 1072 / 20199 / 2014 dt.13.11.2014
5. This office letter even no dt.26.11.2014 & 19.02.2015.
6. G.O.Ms.No.140, Revenue Department dt.24.03.2015.
7. NOC for the proposed Swimming pool issued by the CMWSSB in letter no CMWSSB/P&D/EE-I/SP/29 (2014-15)/CMDA/2015 dt.20.01.2015.
8. NOC for the proposed STP issued by the CMWSSB in letter no CMWSSB/P&D/EE-I/STP/50 (2014-15)/CMDA/2015 dt.27.03.2015.

9. DF&RS NOC issued in letter no.R.Dis.No.16040/C1/2015. PP.NOC.No. 124/2015. Dt.12.10.2015.
10. Environmental Clearance (EC) issued in letter no. SEIAA / TN / F.433 / EC / 8(b) / 426 / 2015. Dt.19.11.2015 for the revised proposal.
11. The applicant letter received dt.03.02.2015, 11.02.2015 & 20.04.2015.
12. This office letter even no dt.26.06.2015 addressed to the Government.
13. Letter received from Govt. in letter (Ms) No. 6 H & UD (UD I) Dept. dated 08.01.2016.
14. The applicant letter received dt.16.02.2016.
15. This office letter even no dt.26.02.2016 & 03.06.2016.
16. The applicant letter received dt.14.07.2016, 25.07.2016 & 01.092016.
17 This office letter even no dt.09.09.2016.
18. The applicant letter received dt.20.02.2017 & 28.02.2017.
19. This office letter even no dt.07.03.2017 & 04.02.2017.
20. The applicant letter received dt.09.07.2018 & 10.07.2018.
21. Revised environmental clearance (EC) issued in letter no. SEIAA/TN/433/2010/EC/8(b)/586/2018 Dt.27.06.2018.
22. Revised NOC issued by the AAI in NOCID : CHEN/SOUTH/B/062718/316189 dt. 29.06.2018
23. NOC issued by the DF&RS in letter no. C1/17874/2016 Dt. 21.11.2016.
24. The applicant letter received dt.19.07.2018.

The Planning Permission Application received in the reference 1st cited for the revised proposal for construction of **Blocks 1 to 3:** Combined Single basement with Double height proposed with Mechanical stack parking + GF + 14 Floors and **Blocks 4 to 9:** Combined Double basement + GF + 14 Floors residential buildings with 1050 dwelling units with Club Houses in every block (including 232 LIG dwelling units in Block- 6) at S.Nos. 137/1, 138/1, 148/5A, 148/6B, 148/7A1 and 148/7A2 of Karambakkam village, N.H. Bye Pass Road & Chettiyar Agaram Road, karambakkam, Chennai –116, within the Greater Chennai Corporation limits, applied by **M/s. SPR & RG Constructions Pvt. Ltd.,** Rep. by its Manging Director **Thiru Hitesh Kumar P. Kawad** has been examined and Planning Permission is issued based on the Govt. order issued in the reference 13th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed in the NOCs issued by Police (Traffic), DF&RS, CMWSSB, EIA Clearance, AAI and IAF, in the references 4th , 6th , 7th, 8th, 9th , 10th , 21st, 22nd & 23rd cited.

For SPR & RG Constructions Private Limited

Director

2. The applicant has remitted the DC & Other charges vide receipt No. B 007662 dated. 09.07.2018 and Flag Day contribution vide receipt No. 634905 dt. 09.07.2018:-

S.No.	Description of charges	Amount in Rs.
i)	Balance Development charges for Land & Building.	**Rs.11,50,000/-** (Rupees Eleven Lakhs and Fifty Thousand only)
ii)	Balance Scrutiny Fee	**Rs.1,40,000/-** (Rupees One Lakh and Forty Thousand only)
iii)	R.C. for Land	**Rs. 26,90,000/-** (Rupees Twenty Six Lakhs and Ninty Thousand only)
iv)	Balance Security Deposit for STP	**Rs.1,85,000/-** (Rupees One Lakh and Eighty Five Thousand only)
v)	Security Deposit for Display Board	**Rs.10,000/-** (Rupees Ten Thousand only)
vi)	Balance I & A Charges	**Rs.3,75,000/-** (Rupees Three Lakhs and Seventy Five Thousand only)
vii)	Flag day Contribution **by Cash**	**Rs.500/-** (Rupees Five Hundred only) vice Receipt no 634905 dt. 09.07.2018

3. The applicant has also furnished B.G. No. 004GT02181870003 Dt. 06.07.2018 for Rs. 6,87,00,000/- (Rupees Six Crore Eighty Seven Lakhs only) towards S.D for building & STP valid upto 06.07.2023 issued by the HDFC BANK LTD Trade Finance Department, 4th Floor, No. 115, Dr. Radhakrishnan Salai, Mylapore, Chennai – 600 004.

4. The applicant has also furnished an undertaking in the reference 20th & 24th cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth Police (Traffic), DF&RS, CMWSSB, EIA Clearance, AAI, IAF and abidance of the final orders of Hon'ble Supreme Court regarding the issue of environmental clearance.

5. 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.

6. The Applicant 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 DR and enforcement action will be taken against such development.

7. 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 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 its continued structural stability of the buildings.

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 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.

9. As per G.O.Ms.No.17, H&UD (UD-4(3) Department dated 5.02.2016, 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.

10. The applicant shall provide temporary Lightning arrester during the Construction of the building.

11. The applicant must obtain all the mandatory NOC's/clearances from **the appropriate authorities for the development, and also to comply with the conditions in the NOC'S/Clearances.**

12. **The applicant has to obtain prior permission from the Executive Authority concerned for the construction of Swimming Pool as per G.O.Ms No.97, MAWS, dated 07.07.2015. The applicant has to furnish the NOC obtained from the Executive Authority to CMDA at the time of applying Completion Certificate.**

13. **The applicant has to comply with all the conditions stipulated in NOC issued by the Environmental Clearance, DF&RS, Police (Traffic), PWD, AAI and IAF.**

14. **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.**

15. The applicant shall not commence construction without building approval from the Local Body concern.

16. Two sets of plan for the proposal is approved and numbered as Planning Permission **No.C/PP/MSB/26 (1 to 51)/2018**, dated **20.07.2018** in **Permit No. 11914** are sent herewith. The Planning Permission is valid for the period from **20.07.2018** to **19.07.2023.**

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

18. This approval is not final. The applicant has to commence the project only after obtaining necessary Building Permit.

Yours faithfully,

20/07/2018

for **PRINCIPAL SECRETARY/**
MEMBER-SECRETARY

20/7/18

Encl :

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

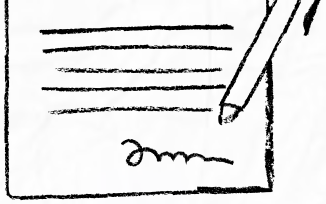
For [illegible] Constructions Private Limited

Director

Copy To:

1. **M/s. SPR & RG Constructions Pvt. Ltd.,**
   Rep. by its Manging Director **Thiru Hitesh Kumar P. Kawad -**
   57, Narayana Mudali Street -1st Floor,
   Sowcarpet, Chennai – 600 079.

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 K. JAMAL MOHIDEEN,**
   Registered Architect - C.A /83/07686, (By speed post)
   Corporation of Chennai R.A.116,
   New no;15, 54th street, Ashok nagar,
   Chennai -83.
9. **Thiru. V.Rumangathan, M.E., (Struc. Engg.)** (By speed post)
   Structural Engineer,
   Class-I Licensed Surveyor No. 1780/2016-17.
   No. 9, Kamraj Nagar 2nd street, Kundrathur, Chennai – 600 069.
10. **Thiru V.Madhvan, B.E., Site Engineer,** (By speed post)
    Flat No. 106, Plot No. A, Royal Vista Apartment,
    Thundalam, Chennai – 600 077.



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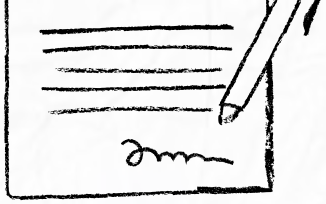

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