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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 (N)/803/2019

Dated: 06.10.2021

To

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

Sir,

Sub: CMDA – APU – MSB (North) Division - CMDA – APU – MSB (North) Division - Planning Permission Application for the proposed construction of Basement floor + Stilt cum Ground floor + 8 floors + 9th floor (Part) – Residential Building with 152 Dwelling units, Retails shop in Stilt & 1st Floor, Multipurpose Hall, Gym, Indoor Games, Home theatre in 1st floor at Old Survey No. **200**/2A2A (part) & 2B, Ward No. J, T.S. No. **82**/2 & 89 of **Thiruvottriyur Village**, Ennore Expressway, Thiruvottriyur Taluk, Greater Chennai Corporation applied by **(1) M/s. Provincial Investment Corporation (P) Ltd** represented by N.Sivakumar and **(2) Ms.Prakirti Agarwal** – Approved – Reg.

Ref :
1. Planning Permission Application submitted in SBC No. CMDA/PP/HRB/N/0803/2019 dt.03.09.2019.
2. Agenda and Minutes of 253rd MSB Panel meeting held on 13.09.2019.
3. This office letter even No. dt.26.09.2019 addressed to the applicant.
4. AAI NOC ID: CHEN/SOUTH/B/111319/434090 dt. 15.11.2019. (Requested height: 49.82 mts; Permitted top elevation 115 mts AMSL.
5. This office letter even No. dt.01.11.2019 addressed to the Tahsildar, Thiruvottriyur Taluk to offer remarks on existing width of Ennore Expressway.
6. This office letter even No. dt.01.11.2019 addressed to the Chief Engineer, Highways Department to offer remarks on physical right of way of Ennore Expressway.
7. Applicant letter dt.11.11.2019.
8. Tahsildar, Thiruvottriyur Taluk Letter No. 1176/2019/A1 dt.09.12.2019.
9. Chief Engineer (C&M), Highways Department Letter No. 11449/Contracts/LA/2020 dt.14.02.2020.
10. This office letter even No. dt.06.03.2020 & 11.03.2020.
11. Applicant letter dt.11.11.2020 enclosing revised plans and other

For SAPPHIRE KNIT-WEAR PVT LTD

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particulars.

12. Tamil Nadu State Coastal Zone Management Authority (TNSCZMA) Proceedings No.P1/443/2011, dated 16.02.2012.
13. CMDA Office No.06/2012, dated 08.03.2012 for according CRZ Clearance for the construction project less than 20000 sq.m built up area.
14. This office letter even no. dated 18.11.2020 addressed to the Government.
15. Government Letter (Ms) No. 183 H & UD (UD 1) Dept, dated 15.12.2020.
16. This office DC advice letter even no. dated 29.12.2020 to the applicant.
17. Agenda and Minutes of 259th MSB Panel meeting held on 04.01.2021.
18. This office reminder letters even no. dated 04.02.2021 addressed to the Police(Traffic) & Tamil Nadu Fire and Rescue Services Dept.
19. Applicant letter dated 04.02.2021 received on 08.02.2021 along with DC remittance receipt.
20. Applicant letter dated 01.04.2021 received on 12.04.2021.
21. Letter No. 6468/UD-I/2021-1, dated 23.04.2021 received from H & UD Department enclosing copy of letter from applicant.
22. NOC from DF & RS issued in letter R. Dis. No.3242/C1/2021 – PP.NOC.No.57/2021, dated 23.07.2021.
23. Letter from the applicant representative dated 31.07.2021 received on 04.08.2021.
24. NOC from Police (Traffic) issued in letter Rc. No. Tr./License/784/15506/2021, dated 11.08.2021.
25. Letter No. 12130/UD-I(1)/2021 – 1, dated 12.08.2021 received from H & UD Department along with the copy of letter from the applicant dt. 31.07.21.
26. Applicant letter dated 16.09.2021.
27. Applicant letter dated 23.09.2021 along with final plans, undertakings, Structural Design drawing vetted by the Superintending Engineer, PWD.
28. Structural Design drawings and Soil Exploration report done by M/s. GEODESIGN INDIA PRIVATE LTD vetted by the Superintending Engineer, PWD dated 24.08.2021.

The Planning Permission Application for the proposed construction of Basement floor + Stilt cum Ground floor + 8 floors + 9th floor (Part) – Residential Building with 152 Dwelling units, Retails shop in Stilt & 1st Floor, Multipurpose Hall, Gym, Indoor Games, Home theatre in 1st floor at Old Survey No. **200**/2A2A (part) & 2B, Ward No. J, T.S. No. **82**/2 & 89 of **Thiruvottriyur Village**, Ennore Expressway, Thiruvottriyur Taluk, Greater Chennai Corporation applied by **(1) M/s.Provincial Investment Corporation (P) Ltd** Represented by N.Sivakumar and **(2) Ms.Prakirti Agarwal** has been examined and Planning Permission is issued based on the Government approval orders issued in the reference 15th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by other Government Agencies in the references 4th, 16th, 22nd & 24th cited.

For SAPPHIRE KNIT-WEAR PVT LTD

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2. The site under reference falls in CRZ-II area. As per the delegation of powers issued in the reference 12th cited and based on the Office Orders in the reference 13th cited, the Member Secretary, CMDA has accorded CRZ Clearance for the proposal as the site and the proposed development satisfies CRZ Norms.

3. The applicant has remitted the following charges in the reference 19th cited vide Receipt No.**B0018499, dated 05.02.2021**. The details of DC & Other charges remitted by the applicant are as follows:

i)	Development charges	**Rs. 2,50,000/-** (Rupees Two Lakh and Fifty Thousand only)
ii)	Regularisation Charges	**Rs. 4,25,000/-** (Rupees Four Lakh and Twenty Five Thousand only)
iii)	OSR Charges	**Rs. 25,00,000/-** (Rupees Twenty Five Lakh only)
iv)	I & A Charges	**Rs. 41,65,000/-** (Rupees Fourty One Lakh and Sixty Five Thousand only)
v)	Security Deposit for Building	**Rs.31,10,000/-** (Rupees Thirty One Lakh and Ten Thousand only)
vi)	Security Deposit for Display board	**Rs.10,000/-** (Rupees Ten Thousand only)
vii)	MIDC for CMWSSB	**Rs. 27,70,000/-** (Rupees Twenty Seven Lakh and Seventy Thousand only)
iii)	Shelter Fee	**Rs. 17,75,000/-** (Rupees Thirty Six Lakh and Eighty Thousand only)
ix)	Flag day Contribution	**Rs.500/-** (Rupees Five Hundred only)

4. The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS, Police (Traffic) and AAI. In this regard, the applicant has furnished an undertaking in the reference 27th cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS, Police (Traffic) and AAI.

5. 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.

For SAPPHIRE KNIT-WEAR PVT LTD

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6. 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 / 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 along with the Structural drawing vetted by the Superintending Engineer, PWD in the reference 28th cited.

7. 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.

8. 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.

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

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

For SAPPHIRE KNIT-WEAR PVT LTD

Authorised Signatory

11. 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 allow for 50 Kilogram per Sq.m. All new buildings shall have solar assisted water heating 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.

12. **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.**

13. **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.**

14. **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.**

15. **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.**

16. Two sets of plan for the proposed development is approved and numbered as Planning Permission No. **C/PP/MSB/52 (A to H)/2021,** dated: **06.10.2021** in **Permit No.14502** are sent herewith. The Planning Permission is valid for the period from **06.10.2021** to **05.10.2026.**

17. **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.**

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

For SAPPHIRE KNIT-WEAR PVT LTD

Authorised Signatory

20. 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

Encl:

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

Copy to:

1. (i) **M/s.Provincial Investment Corporation (P) Ltd.,**
   Represented by its Authorized signatory Thiru.N.Sivakumar &

   (ii) **Ms.Prakriti Agarwal**
   No.72, Marshall Road, 2nd Floor,
   Egmore, Chennai – 600 008.

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.P.Balamurugan**
   Registered Engineer, Reg No. RE/GR-I/19/03/085
   No.26/48, Subramaniam Street,
   West Mambalam, Chennai – 600 033.
   Mobile No. 9444415727; e-mail ID : balamurugan.consultant@gmail.com
9. **Dr. Alex Jacob, B.E., M.Tech.(Str), Ph.d.(Hon), M.I.E(Aus), M.I.E.(Ind) -**
   Structural Engineer, **Reg.No. SE/GR-I/19/02/001**
   41/A, Beach Road, Kalakshetra Colony, Chennai – 600 090.
   alexjacobuc@gmail.com (Mobile: 98401 59550)

For SAPPHIRE KNIT-WEAR PVT LTD

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Chennai Metropolitan Development Authority
PLANNING PERMIT
(Sec 49 of T & C. P. Act 1971)

PERMIT No. 14502 Date of Permit 06.10.2021

C/PP/MSB/52 (A to H)/2021.

File No C3(N)/803/2019

Name of Applicant with Address (i) M/s. Provincial Investment corporation (P) Ltd. Rep. by its Authorized Signatory Thiru. Sivakumar & (ii) M/s. Prakriti Agarwal. No. 72. Marshall Rd, 2nd Floor Egmore, Chennai - 600 008.

Date of Application 03.09.2019.

Nature of Development : ~~Layout/Sub-division of Land~~/Building construction/ ~~Change in use of Land~~/Building

Site Address Planning Permission for the proposed construction of Basement Floor + Stilt cum Ground Floor + 8 Floors + 9th Floors (Pt) - Residential Building with 152 Dwelling Units, Retails Shop in Stilt & 1st Floor, Multipurpose Hall, Gym, Indoor Games, Home theatre in 1st floor at old Survey No. 200/2A2A (Pt) 2B, Ward No. J T.S. No. 82/2 & 89 of Thiruvottiyur Village, Emore Expressway. Thiruvottiyur Taluk, G.C.Chennai.

Division No.

Development Charge paid Rs. 2,50,000/- Challan No. B0018499 Date 05.02.2021

PERMISSION is granted to the layout/sub-division of land/building construction/change in use of land/building according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

3. The permit expires on 05.10.2026 the building construction work should be completed as per plan before the expiry date. If it is not possible to Complete the construction, request for renewing the planning permit should be submitted to Chennai Metropolitan Development Authority before the expiry date. If it is not renewed before the said date fresh. Planning Permission application/has to be submitted for continuing the construction work when the Development Control Rules that may be currently in force at that time will be applicable. If the construction already put up is in deviation to the approved plan and in violation of rules. Planning permit will not be renewed.

Govt Lr(MS) No. 183 H&UD (UD-1) Dept dt. 15.12.2020.

08/10/2021

For MEMBER SECRETARY

04/10/21

For SAPPHIRE KNIT-WEAR PVT LTD

Authorised Signatory

பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரமைப்பு பிரிவு
Town Planning Section-Works

கட்டிட அனுமதி
Building Permission

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

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கட்டட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN01/00007/2022		C3(N)//803/2019 - 06/10/2021	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N01	N014	06/01/2022	08/12/2021
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		Provinicial Investment Corporation Pvt Ltd Rep by its Authorized Signatory Thiru. N.Sivakumar and Prakriti Agarwal-No.72, Marshall Road, 2nd Floor,Egmore, Chennai-600008.	
மேற்கொள்ளும் தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:210,Block No:9, WARD-J,Survey No:T.S.No: 82/2 & 89, ENNORE EXPRESS ROAD,ENNORE EXPRESS ROAD,RAJAKADAI,Thiruvottiyur, Chennai, 600019	
Building License Fees			1700900
Scrutiny Fees			600
Workers Welfare Board			2051100
மொத்தக் கட்டணம்/ Total (In Rs.)			3752600

Amount (in words): Rupees Thirty Seven Lakhs Fifty Two Thousands Six Hundred Only

Payment Details:

DD Number: 511327 Amount (In Rs.): 3752600 Date: 29/12/2021 Bank: ICICI BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

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

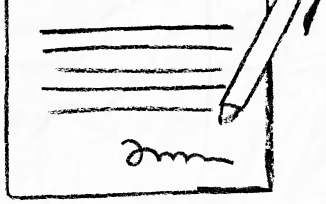
அனுமதி கால முடிவு 05/01/2027
Permit Valid upto 05/01/2027

Digitally Signed by K Sundararajan
Date: 06-Jan-2022 (17:36:15)

Executive Engineer (T.P.)

For SAPPHIRE KNIT-WEAR PVT LTD

Authorised Signatory



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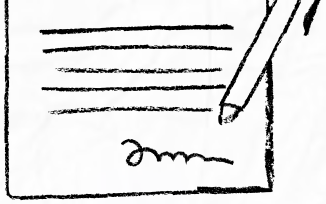

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