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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)/186/2020 **Dated: 29.04.2021**

To
The Commissioner,
Greater Chennai Corporation,
Chennai – 600 003.

Sir,

Sub: CMDA – Area Plans Unit – MSB (South) Division – Planning Permission Application for the proposed construction of High Rise Building consisting of Extended Double Basement Floor (Mechanized parking) + Stilt floor + 10 Floors for IT/ITES building at Door No. C 46A, Cipet Road, SIDCO Thiru.Vi.Ka.Industrial Estate, Guindy, Chennai – 600032 bearing S.No.111 part, Block No.5 & S.No.18 part, Block No.6 of Alandur Village, within the limits of Greater Chennai Corporation applied by **M/s. Sri Kausalya Constructions Ltd & 4 others** - Approved and forwarded to local body for issue of building license - Regarding.

Ref:
1. Planning Permission Application received in the SBC No. HRB/S /0186/2020, dated 05.03.2020.
2. Minutes of the 257th MSB Panel Meeting held on 06.10.2020.
3. NOC from DF&RS in R.Dis.No.5991/C1/2020, PP. NOC. No. 90/2020 dated 16.09.2020.
4. NOC from IAF in Letter TAM/5218/1/ATC (PC-47/19) dated 04.10.2019.
5. NOC from Police (Traffic) in letter Rc. No.Tr/License /553/9811 /2020, dated 07.10.2020.
6. NOC from AAI in letter No. CHEN/SOUTH/B/090619/ 428108, dated 09.10.2019.
7. Structural drawings vetted by PWD on 18.11.2020.
8. This office letter even No. dated 14.12.2020 addressed to the Government.
9. Government Letter (Ms) No. 30, H&UD (UD1) Department dated 09.02.2021.
10. NOC from PWD in letter No. DB/T5(3)/F-NOC-Alandur/2021/ dated.24.02.2021.
11. NOC from SIDCO letter Rc.No.2393/1E-1/2020, dated 25.02.2021.

12. This office DC advice letter even No. dated 03.03.2021.
13. The applicant letter dated 30.03.2021 with Undertakings.
14. G.O.(Ms).No.18 MAWS Department, dated 04.02.2019.
15. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.

The Planning Permission Application for the proposed construction of High Rise Building consisting of Extended Double Basement Floor (Mechanized parking) + Stilt floor + 10 Floors for IT/ITES building at Door No. C 46A, Cipet Road, SIDCO Thiru. Vi. Ka. Industrial Estate, Guindy, Chennai – 600032 bearing S.No.111 part, Block No.5 & S.No.18 part, Block No.6 of Alandur Village applied by **M/s. Sri Kausalya Constructions Ltd & 4 others** has been examined and Planning Permission is issued based on the Government approval accorded in the reference 9th cited subject to the usual conditions put forth by CMDA in reference 12th cited, including compliance of conditions imposed by the Government agencies in the reference 3rd,4th, 5th, 6th, 10th & 11th cited.

2. The applicant has remitted the following charges in the reference 13th cited, vide receipt No. B0018926, dated 30.03.2021.

1	Development charge for building under Sec.59 of the T&CP Act, 1971	**Rs.3,30,000/-** (Rupees Three Lakh and Thirty Thousand Only)
2	Balance Scrutiny fee	**Rs.10,000/-** (Rupees Ten Thousand Only)
3	Regularization charges	**Rs.2,60,000/-** (Rupees Two Lakh and Sixty Thousand Only)
4	Security Deposit for Building	**Rs.45,00,000/-** (Rupees Forty Five Lakhs Only)
5	Security Deposit for Display Board	**Rs.10,000/-** (Rupees Ten Thousand only)
6	IDC (for CMWSSB)	**Rs.21,60,000/-** (Rupees Twenty One Lakh and Sixty Thousand Only)
7	Infrastructure & Amenities charges	**Rs.61,50,000/-** (Rupees Sixty One Lakh and Fifty Thousand Only)
8	Shelter Fee	**Rs.38,30,000/-** (Rupees Thirty Eight Lakh and Thirty Thousand Only)
9	Premium FSI	**Rs.17,70,000/-** (Rupees Seventeen Lakh and Seventy Thousand only)

3. The Applicant has also furnished an undertaking in the reference 13th cited to abide by the terms and conditions put forth by Police (Traffic), DF&RS, PWD, SIDCO,AAI and IAF the conditions imposed by CMDA in the reference 12th cited.

4. 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.

5. In respect of water supply, it may be possible for CMWSSB to extend water supply for the purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 10

5. In respect of water supply, it may be possible for CMWSSB to extend water supply for the purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 10 (ten) 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 and enforcement action will be taken against such development.

6. 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.

But the applicant has furnished the Structural Drawings vetted by PWD in the reference 7th 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 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.

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

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

10. 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.

11. 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

12. 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.

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

14. 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.

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 approved plans numbered as **C/PP/MSB-IT/24 (A to D)/2021, dated 29.04.2021** in **Planning Permit No.13274** are sent herewith. The Planning Permit is valid for the period from **29.04.2021 to 28.04.2026.**

17. This approval is not final. The applicant has to approach the Commissioner, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

Yours faithfully,

For **MEMBER-SECRETARY**

Encl: 1) Two sets of approved plans
2) Two copies of Planning Permit

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Copy to:

1.	**M/s. Sri Kausalya Constructions Ltd & others** Door No.4, Jayalakshmipuram 1st Street, Nungambakkam, Chennai – 600 034.	
2.	**The Deputy Planner,** Enforcement Cell (South), CMDA, Chennai-600 008.	(With one set of approved plans)
3.	**Director of Fire and Rescue Service,** No.17, Rukumani laksmipathy salai, Egmore, Chennai-600 008	(With one set of approved plans)
4.	**The Additional Commissioner of Police (Traffic),** Greater Chennai, Vepery, Chennai-600 007.	
5.	**The Chief Engineer, CMWSSB,** No.75, Santhome High Road, MRC Nagar, RA Puram, Chennai-600 028.	(With one set of approved plans)
6.	**The Chief Engineer,** TNEB, Chennai-600 002.	
7.	**The Commissioner of Income Tax** No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-600 034.	
8.	**Thiru. A.Venkatakrishnan,** (Architect) CMDA Reg No. RA/Gr.I//19/03/053, No.18, Third Seaward Road, Valmiki Nagar, Thiruvanmiyur, Chennai 600 041.	**BY SPEED POST**
9.	**Thiru.Dr.Alex Jacob,** (Structural Engineer) CMDA Reg No. SE/Gr.I/19/02/001, No.41A, Beach Road, Kalakshetra Colony, Chennai – 600 090.	**BY SPEED POST**
10.	**Thiru.R.Raja,** (Site Engineer) CE/19/05/347 , 26/15-147,Pudu Colony, Karamalai Koodal, P.N.Patty, MetturDam-2, Salem District-636402.	**BY SPEED POST**

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

PERMIT No. 13274

Date of Permit 29.04.2021

C/PP/MSB-IT/24.(A to D)/2021

File No. C3(S)/186/2020

Name of Applicant with Address M/s. Sri Kausalya Constructions Ltd & 4 others.
Door No. 4, Jayalakshmipuram I street, Nungambakkam, Chennai-600 034

Date of Application 05.03.2020

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

Site Address Annexure Enclosed

Division No.

Development Charge paid Rs. 3,30,000/- Challan No. 3001892 Date 30.03.2021

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 28.04.2026

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.

For MEMBER SECRETARY

Govt W. (Ms) No. 30, H&UD (UD1) Dept. Dt. 09.02.2021.

Annexure

Chennai Metropolitan Development Authority

Permit No. 13274

C/PP/MSB-IT/24(A to D)/2021

File No.C3(S)/186/2020 dated .04.2021.

Planning Permission Application for the proposed construction of High Rise Building consisting of Extended Double Basement Floor (Mechanized parking) + Stilt floor + 10 Floors for IT/ITES building at door No. C 46A, Cipet Road, SIDCO Thiru.Vi.Ka.Industrial Estate, Guindy, Chennai – 600032 bearing S.No.111 part, Block No.5 & S.No.18 part, Block No.6 of Alandur Village within the limits of Greater Chennai Corporation applied by **M/s. Sri Kausalya Constructions Ltd & 4 others**

26-4-2021

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)

கட்டட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN13/00204/2021		C3(S)/186/2020 - 29/04/2021	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N13	N170	02/08/2021	14/06/2021
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		SRI KAUSALYA CONSTRUCTIONS LTD AND 4 OTHERS-DOOR NO:4, JAYALAKSHMIPURAM 1ST STREET, NUNGAMBAKKAM, CHENNAI-600034.	
மேற்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:C46A,Block No:5&6,Plot No:-, Survey No:S.No:111PART,&S.No:18PART, Cipet Road, Industrial Estate,Guindy,Guindy,Alandur, Chennai, 600032	
Building License Fees			1001500
Road cut charges - CMWSSB SEWERAGE			21400
Road cut charges - CMWSSB, WATER			16000
Road cut charges - TNEB			16000
Scrutiny Fees			600
Workers Welfare Board			1135200
மொத்தக் கட்டணம்/ Total (In Rs.)			2190700

Amount (in words): Rupees Twenty One Lakhs Ninety Thousands Seven Hundred Only

Payment Details:

DD Number: 007022 Amount (In Rs.): 2190700 Date: 23/07/2021 Bank: AXIS BANK LTD.

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

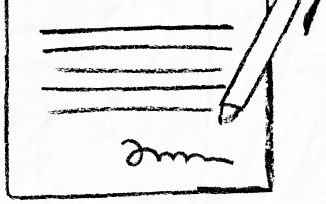
Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

அனுமதி கால முடிவு 01/08/2026

Permit Valid upto 01/08/2026

Digitally Signed by K Sundararajan
Date: 02-Aug-2021 (16:05:46)

Executive Engineer (T.P.)



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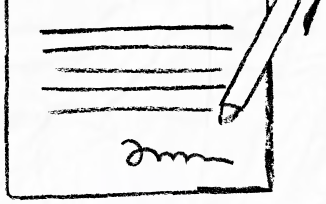

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