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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. CMDA/PP/HRB/N/017/2022, dated: 10.02.2023

To

The Commissioner,
Greater Chennai Corporation,
Ripon Buildings,
Chennai - 600 003.

Sir,

Sub: CMDA - Area Plans Unit - HRB (North) Division - Planning Permission Application for the proposed construction of Residential cum Commercial use **High Rise** Group Development Buildings comprising Combined and Extended Basement Floor for **Blocks - A, B & C** over and above in **Block A** : Stilt Floor + 4th Floors + 5th Floor (Part) to 13th Floor (Part) for Residential use with 73 dwelling units; **Block - B**: Stilt Floor + 13 Floors for Residential use with 65 dwelling units; **Block - C**: Stilt Floor + 13 Floors for Residential use with 91 Dwelling units; **Totally 229 dwelling units** and **Block - D**: Extended Basement Floor (Amenities use) + Ground Floor (Super market) + 1st Floor (Multi-Purpose room) + 2nd Floor (Indoor Games) + 3rd Floor (Gym) for Commercial building and Change room/WC for Swimming Pool abutting Sembium - Redhills High road, Chennai - 600 066, comprised in S.Nos.12/2B & 14/1A1A1 of Kathirvedu village, within the limits of Greater Chennai Corporation, applied by the **M/s. Ramky Wavoo Developers (P) Ltd** Rep. by Mr. V.Ebenezar Sunil Kumar, GPA Holder for **Thiru.R.Nagarajan** - Approved - Reg.

- Ref:
1. PPA received in SBC no. CMDA/PP/HRB/N/0017/2022 Dt. 10.01.2022.
 2. This office letter even no dated 07.02.2022 addressed to Police (Traffic) and DF & RS.
 3. The applicant letter received dt.16.02.2022.
 4. This office letter even no dated 18.02.2022 addressed to PWD.
 5. This office letter even no dt. 10.03.2022.
 6. NOC issued by the DF&RS in letter No.C1/2320/2022, PP NOC No.46/2022 dt.21.04.2022.
 7. This office reminder letter even no dt. 17.05.2022.
 8. NOC issued by the Police (Traffic) in letter Rc. No. Tr./License/74/3112/2022 dt.06.05.2022.
 9. The applicant letter received dt.23.05.2022 & 24.05.2022.
 10. NOC issued by the AAI in NOC ID: CHEN/SOUTH/B/011822/649190 dt.16.02.2022 for Block-A.

11. NOC issued by the AAI in NOC ID: CHEN/SOUTH/B/020122/651920 dt.24.02.2022 for Block-B.
12. NOC issued by the AAI in NOC ID: CHEN/SOUTH/B/011822/649195 dt.16.02.2022 for Block-C.
13. NOC issued by the AAI in NOC ID: CHEN/SOUTH/B/011822/649198 dt.16.02.2022 for Block-D.
14. NOC issued by the IAF in letter no. AFSTAM/5218/1/ATC dt.17.02.2022.
15. NOC from PWD issued in Letter No. DB/T5(3)/F – NOC 4262 Kathirvedu Village/2022, dated 27.05.2022.
16. Minutes of the 266th MSB panel meeting held on 14.07.2022.
17. This office letter even no dt.27.07.2022.
18. The applicant letter dt.17.09.2022 received on 19.09.2022 and dt.22.09.2022 received on 23.09.2022.
19. Minutes of 5th HRB Committee Meeting held on 03.11.2022.
20. GLV taken from Web-site dt.07.12.2022.
21. This office DC advice letter even no dt.09.12.2022.
22. The applicant letter dt.22.12.2022 received on 26.12.2022.
23. This office letter even no dt.02.01.2023 addressed to SRO, Ambathur.
24. Land delivery receipt for street Alignment & OSR area received from TDR division dt.25.01.2023.
25. Gift deed for Street Alignment vide Document no. 158 of 2022 dt.22.12.2022 and OSR Area vide Document no. 159 of 2022 dt.22.12.2022.
26. The Applicant letter received dt.30.01.2023.
27. Environmental Clearance issued in Letter No. SEIAA-TN/F.No.9257/EC/8(a)/890/2022 dt.19.12.2022.
28. The Applicant letter dt.03.02.2023 received on 06.02.2023.

The Planning Permission Application received in the reference 1st cited for the proposed construction of Residential cum Commercial use **High Rise** Group Development Buildings comprising Combined and Extended Basement Floor for **Blocks - A, B & C** over and above in **Block A** : Stilt Floor + 4th Floors + 5th Floor (Part) to 13th Floor (Part) for Residential use with 73 dwelling units; **Block – B**: Stilt Floor + 13 Floors for Residential use with 65 dwelling units; **Block – C**: Stilt Floor + 13 Floors for Residential use with 91 Dwelling units; **Totally 229 dwelling units** and **Block – D**: Extended Basement Floor (Amenities use) + Ground Floor (Super market) + 1st Floor (Multi-Purpose room) + 2nd Floor (Indoor Games) + 3rd Floor (Gym) for Commercial building and Change room/WC for Swimming Pool abutting Sembium - Redhills High road, Chennai - 600 066, comprised in S.Nos.12/2B & 14/1A1A1 of Kathirvedu village, within the limits of Greater Chennai Corporation, applied by the **M/s. Ramky Wavoo Developers (P) Ltd** Rep. by Mr. V.Edenezar Sunil Kumar, GPA Holder for **Thiru.R.Nagarajan** has been examined and Planning Permission is issued based on the orders of HRB Committee in the reference 19th cited subject to the usual conditions put-forth by CMDA including compliance of conditions imposed by other Government Agencies in the references 6th, 8th, 10th to 15th & 27th cited above.

2.The applicant has remitted the following charges for this proposal vide Receipt No. **B0022844** dt.25.01.2023 furnished in the reference 26th cited:

i)	D.C for land and Building	Rs. 5,50,000/- (Rupees Five lakhs and Fifty Thousand only)
ii)	Balance S.Fees	Rs. 10,000/- (Rupees Ten Thousand only)
iii)	R.C. for land	Rs. 9,60,000/- (Rupees Nine Lakhs and Sixty Thousand only)
iv)	I & A Charges	Rs. 1,14,45,000/- (Rupees One Crore and Fourteen Lakhs and Forty Five Thousand only)
v)	Security Deposit for Building	Rs. 74,80,000/- (Rupees Seventy Four Lakhs and Eighty Thousand only)
vi)	SD for Display Board	Rs.10,000/- (Rupees Ten Thousand only)
vii)	Premium FSI charges	Rs.4,29,55,000/- (Rupees Four Crore and Twenty Nine Lakhs and Fifty Five Thousand only)
viii)	Shelter Fee	Rs. 55,15,000/- (Rupees Fifty Five Lakhs and Fifteen Thousand only)
ix)	MIDC for CMWSSB	Rs. 84,85,000/- (Rupees Eighty Four Lakhs and Eighty Five Thousand only)
x)	Flag Day Charges	Rs.500/- (Rupees Five Hundred only).

3. The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS, Police (Traffic), AAI, IAF, PWD & Environmental Clearance. In this regard, the applicant has also furnished an undertaking in the reference 18th, 26th & 28th 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), AAI, IAF, PWD, & Environmental Clearance.

4. The Promoter has to submit the necessary sanitary application directly to Local Body 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.

5. 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.

The applicant has also furnished a copy of Structural design drawing and report for the proposed building vetted by S.E, PWD dt.16.09.2022 in the reference 18th cited.

6. 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.

7. 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.

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 at least be 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.

11. The applicant shall reserve 1/3rd open Terrace Area for erection of Solar Photo Voltaic Panel & Solar Water Heating System 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. 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 regards the applicant has furnished notarized 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. The applicant has obtained Environmental Clearance for an area of 35,084.03 sq.m, against the total built up area as per the proposal 38,898.06 sq.m. Therefore, the applicant has to obtain revised Environmental Clearance before the commencement of the construction. In this regard the applicant has also furnished notarized undertaking.

17. Two sets of plans for the proposal is approved and numbered as Planning Permission No PP/HRB/03/2023/A to N, dated 10.02.2023 in Permit No. 14581 are sent herewith. The Planning Permission is valid for the period from 10.02.2023 to 09.02.2031.

18. 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.

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

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 Permit.

Copy To:

1. **M/s. Ramky Wavoo Developers (P) Ltd**
Rep. by Mr. V.Ebenazar Sunil Kumar,
GPA Holder for **Thiru.R.Nagarajan**,
Level -5, "Diamond Dune"
No-323, Poonamalle High Road,
Aminjikarai, Chennai-600 029.
(This approval is not final; you have to approach The Commissioner, Greater Chennai Corporation for issue of Building Permit).
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.75, Santhome High Road, Santhome,
MRC Nagar, R.A. Puram, Chennai-600 028.
6. The Addl. Commissioner of Police (Traffic),
Egmore, Chennai-8.
7. The Chief Engineer, TNEB, Chennai-2.
8. The Chairman,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Door No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008. (With one set of approved plans).

9. **Thiru. M.Meyyappan,**
Council of Arch Registration no. CA/2019/117339
Chettinaad Design
31/14 Cenotaph Road 1st Street
Alwarpet, Chennai – 600 018.
Mobile No:9962508564
Email:Approval@chettinaaddesign.com
10. **Thiru.J.Suresh, M.E., MIE., Ph.D**
(Structural Engg.,)
CMDA Registration No. SE/GR –I/19/02/003,
Plot No.555, VGP Layout, Mullai Street,
Uthandi, Chennai – 600 019.
Mobile No:9941119416
Email:civilengg@yahoo.co.in
11. **DR.C.Venkata Prasad**
Registered Geotechnical Engineer,
Reg. no. GTE/19/03/003,
Chennai Metropolitan Development Authority
No.11, 2nd Main Road, Kannappa Nagar, Thiruvanmiyur,
Chennai 41.
Mobile No:9444026189
Email :info@geomarineindia.com
12. **Thiru. T.S.Narasimhan,**
Registered Construction Engineer (RCE),
Reg. no. CE/19/05/272
No.90/81, Flat No-5,
T.P.Koil Street, Triplicane
Mobile No: 9884464000
Email:Projects@rwd.in

(Sec 49 of T & C. P. Act 1971)

14581

PP/HRB/03/2023/A to N

For MEMBER SECRETARY



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-Works

கட்டிட அனுமதி

Building Permission

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

கட்டிட அனுமதி எண் / Building Plan No		கட்டிட அனுமதி எண் / Plan Submission No	
CEBA/WDCN03/00057/2023		CMDA/PP/HRB/N/017/2022 - 10/02/2023	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N03	N031	16/02/2023	13/02/2023
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		RAMKY WAVOO DEVELOPERS PVT.LTD-RER. BY Mr.V.EBENEZAR SUNIL KUMAR GPA HOLDER FOR THIRU,R.NAGARAJAN, LEVEL-5, "DIAMOND DUNE' No:323, POONAMALLE HIGH ROAD, AMINJIKARAI, CHENNAI-600029.	
சேவைத் தகவல் / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Survey No:S.No12/2B&14/1A1A1, REDHILLS HIGH ROAD, Sembriyam Road, KATHIRVEDU MAIN(N031),KATHIRVEDU(N031),Kathirvedu, Chennai.	
Building License Fees		4112400	
Scrutiny Fees		24300	
Workers Welfare Board		10432500	
மொத்தக் கட்டணம் / Total (In Rs.)		14569200	

Amount (in words): Rupees One Crore Forty Five Lakhs Sixty Nine Thousands Two Hundred Only

Payment Details:

DD Number: 528161

Amount 14569200
(In Rs.):

Date: 16/02/2023

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

15/02/2028

Permit Valid upto

15/02/2028



Digitally Signed by Ramamurthy

J

Date: 16-Feb-2023 (18:47:16)

Executive Engineer (T.P.)



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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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OMR Thoraipakkam,
Chennai, India

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