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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/715/2021, dated: 08.06.2023

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 **High Rise Group development** consisting of 5 Residential cum Commercial Towers with Combined & Extended Triple Basement Floor; 3rd Basement Floor part (for Towers 3 & 4) + 2nd & 1st Basement Floors (for Towers 1 to 5) over & above in **Tower – 1, 2 & 3:** Combined Ground Floor (for Towers 1 to 3 (3 dwelling units, Day Care, Mini Mart, Party Hall, Mini Theatre, Indoor Games, Multi-purpose Hall, Squash Court, Spa and Swimming Pool Ground level) + Combined First Floor (for Towers 1 to 3 (8 dwelling units, Gym & Yoga)) + Second Floor (Tower – 1 with 5 dwelling units & Combined Tower - 2 & 3 with 9 (5 + 4) dwelling units, Indoor Amenities) + 3rd Floor to 16th Floor in each Tower - 1 to 3 with 15 Dwelling units in each Floor, Totally 235 dwelling units in Tower 1, 2 & 3; **Tower - 4:** Ground Floor + 16 Floors with 397 dwelling units; **Tower – 5:** Ground Floor + 16 Floors with 427 dwelling units **totally 1059 dwelling units,** abutting Mount-Poonamallee Road comprised in S.No.115/16 & 117 of Ramapuram Village, Maduravoyal Taluk, Zone-XI, Division-154 and S.No.22/1, 23 of Manapakkam Village, Alandur Taluk, Zone-XII, Division-157 within the limits of Greater Chennai Corporation, applied by the **L & T INNOVATION CAMPUS (CHENNAI) LIMITED.,** Rep. by its Authorised Signatory Thiru Viju Varkey – Approved - Reg.

Ref:
1. Planning Permission Application received through online on 07.12.2021 in CMDA/PP/HRB/N/0715/2021
2. This office letter dated 23.12.2021 addressed to the DF&RS and Police (Traffic) Departments and letter dated 28.12.2021 addressed to CMRL.
3. The Applicant letter dated 05.01.2022.
4. This office letter dated 11.01.2022 addressed to the applicant.
5. NOC issued by the CMRL in letter no. CMRL / CONS - DESSOPH2 (02) / 3 / 2022 Dt.31.01.2022.
6. The Applicant letter dated 01.03.2022.

7. This office letter dated 08.03.2022 addressed to the DF&RS and Police (Traffic) and CMRL Departments.
8. Letter no Tr./License/844/3022/2021 dt.17.03.2022 received from Police (Traffic).
9. This office letter even no dt.12.04.2022 to the applicant.
10. The Applicant letter received dt.08.04.2022 enclosing AAI & IAF NOCs.
11. NOC from IAF in Letter No. AFSTAM/5218/ATC dt.21.01.2022.
12. NOC from AAI in NOCID: CHEN/SOUTH/B/121818/356226 dt.14.07.2020
13. NOC from CMRL in Letter No. CMRL/COND-DESOPH2(02)/3/2022, dated 12.04.2022.
14. Letter No.C1/19527/2021 dt.01.04.2022 received from DF&RS.
15. NOC from WRD in Letter No. DB/T5(3)/F-5601 Manapakkam L&T/2021/M/Dated 17.06.2022.
16. NOC from DF&RS in letter no.C1/4355/2022, PP.NOC. No.47/2022 dt.25.04.2022.
17. This office reminder Letter even No. dated 01.07.2022 & 27.08.2022 addressed to the applicant.
18. The Applicant letter dated 07.10.2022 enclosing revised plans.
19. Demolition approval obtained vide Letter No. W.D.C. No. DA/WDCN11/00339/2021 dated 15.07.2021.
20. Minutes of the 267th MSB Panel meeting held on 17.10.2022.
21. Minutes of the 5th HRB Committee meeting held on 03.11.2022.
22. This office D.C & other charges demand notice issued in letter even no dt.18.01.2023.
23. The Applicant letter dt.27.02.2023 received on 01.03.2023.
24. Environmental clearance issued in letter no. SEIAA-TN/F.No.8849/EC/8(a)/878/2022 dt.08.11.2022.
25. Letter no. LPG/Genl dt.25.11.2022 from Govt. of India, Ministry of Commerce & Industry, Petroleum & Explosives Organisation (PESO), Formerly – Department of Explosives, Nungambakkam, Chennai – 06.
26. This office letter even no dt.16.03.2023 to the applicant.
27. The Applicant letter dt.20.04.2023.
28. This office letter even no dt.21.04.2023 addressed to SRO, Chennai South Joint – I for gifting of OSR area.
29. The Applicant letter dt.04.05.2023.
30. Structural design basis report, Soil exploration report and structural drawings vetted by S.E, PWD dt.05.12.2022.
31. Concurrence from the TANGEDCO in Letter No. SE/CEDC/S-I/AEE/Civil/F.M/s. Larsen & Toubro Limited/D.91/23, dt. 18.04.2023 for providing EB Substation.
32. Gift deed for OSR Area vide Document no. 6505 of 2023 dt.02.05.2023.

The Planning Permission Application received in the reference 1st cited for the proposed construction of **High Rise Group development** consisting of 5 Residential cum Commercial use

Towers with Combined & Extended Triple Basement Floor; 3rd Basement Floor part (for Towers 3 & 4) + 2nd & 1st Basement Floors (for Towers 1 to 5) over & above in **Tower – 1, 2 & 3:** Combined Ground Floor (for Towers 1 to 3 (3 dwelling units, Day Care, Mini Mart, Party Hall, Mini Theatre, Indoor Games, Multi-purpose Hall, Squash Court, Spa and Swimming Pool Ground level) + Combined First Floor (for Towers 1 to 3 (8 dwelling units, Gym & Yoga) + Second Floor (Tower – 1 with 5 dwelling units & Combined Tower - 2 & 3 with 9 (5 + 4) dwelling units, Indoor Amenities) + 3rd Floor to 16th Floor in each Tower - 1 to 3 with 15 Dwelling units in each Floor, Totally 235 dwelling units in Tower 1, 2 & 3; **Tower - 4:** Ground Floor + 16 Floors with 397 dwelling units; **Tower – 5:** Ground Floor + 16 Floors with 427 dwelling units **totally 1059 dwelling units,** abutting Mount-Poonamallee Road comprised in S.No.115/16 & 117 of Ramapuram Village, Maduravoyal Taluk, Zone-XI, Division-154 and S.No.22/1, 23 of Manapakkam Village, Alandur Taluk, Zone-XII, Division-157 within the limits of Greater Chennai Corporation, applied by **L & T INNOVATION CAMPUS (CHENNAI) LIMITED** represented by its authorised Signatory Thiru Viju Varkey has been examined and Planning Permission is issued based on the orders of HRB Committee in the reference 21st cited subject to the usual conditions put-forth by CMDA including compliance of conditions imposed by other Government Agencies in the references 5th, 11th to 16th, 24th & 31st cited above.

2.The applicant has remitted the following charges for this proposal vide Receipt No. **B0022954** dt. 16.02.2023 furnished in the reference 23rd cited:

i)	D.C for land and Building	**Rs. 24,80,000/-** (Rupees Twenty Four lakhs and Eighty Thousand only)
ii)	Balance Scrutiny Fee	**Rs. 90,000/-** (Rupees Ninety Thousand only)
iii)	R.C. for land	**Rs. 28,15,000/-** (Rupees Twenty Eight Lakh and Fifteen Thousand only)
iv)	I & A Charges	**Rs. 4,77,00,000/-** (Rupees Four Crores and Seventy Seven Lakhs only)
v)	SD for Display Board	**Rs.10,000/-** (Rupees Ten Thousand only)
vi)	Premium FSI charges	**Rs. 28,16,50,000/-** (Rupees Twenty Eight Crores and Sixteen Lakhs and Fifty Thousand only)
vii)	MIDC for CMWSSB	**Rs. 3,99,30,000/-** (Rupees Three Crores and Ninety Nine Lakhs and Thirty Thousand only)
viii)	Flag Day Charges	**Rs.500/-** (Rupees Five Hundred only).

3. The applicant has furnished **Bank Guarantee No.0999923BG0000351** Dt. **08.02.2023** issued by **State Bank of India**, Corporate Accounts Group Branch, 3rd Floor, Sigapi Achi Building, 18/3, Rukmani Lakshmipathi Road, Egmore, Chennai – 600 008, towards Security

Deposit for Building **Rs. 3,49,70,000/-** (Rupees Three Crores and Forty Nine Lakhs and Seventy Thousand only) **valid for 8 years** up to 07.02.2031.

The applicant has gifted OSR area to an extent of 2809.01 sq.m vide Doc.No.6505/2023 dt. 02.05.2023 and the same has been taken over by TDR Division in LDR No. TDR/OSR/206/2023 dt.11.05.2023.

4. 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, 23rd & 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), AAI, IAF, PWD, & Environmental Clearance.

5. 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.

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.

The applicant has also furnished a copy of Structural design drawing and report for the proposed building vetted by S.E, PWD dt.05.12.2022 in the reference 31st 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.

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 at least 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.

12. 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.

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

15. 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.

16. 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.

17. Two sets of plans for the proposal is approved and numbered as Planning Permission No **PP/HRB/17/2023/A to S,** dated **08.06.2023** in **Permit No. 14596** are sent herewith. The Planning Permission is valid for the period from **08.06.2023** to **07.06.2031.**

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,

08/06/23

for **MEMBER-SECRETARY**

8/6/23

Encl:

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

Copy To:

1. **L & T INNOVATION CAMPUS (CHENNAI) LIMITED.,**
   Rep. by its Authorised Signatory Thiru Viju Varkey
   CMDA Regn. No. RD/2021/11/1601
   No. 23, Mount Poonamallee Road,
   Manapakkam, Chennai -600 089.
   (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. **C.VIJAY RAM.** B.Arch., (Registered Architect: CA/93/16479),
R. Chakrapani & Sons
Plot No. S1, No.2, 32nd Cross Street,
Besant Nagar, Chennai – 600 090.
Ph. No. 24464406/07;
Email: mail@rcsons.in,rcsons67@gmail.com

10. **KISHOR SOPANRAO GAVALI,** B.E., M.E., (Structures)., M.I.E.,
CMDA Regn. No. SE/GR-I/19/06/150,
No.17, First Floor, Adwave tower,
South Boag road, T.Nagar, Chennai- 117.
(Mobile No.: 9566163232); **Email**: kishor@vastechconsultants.com

11. **A.VERGHESE CHUMMAR,** M.E, Ph.D., (Civil Engg.)
CMDA Regn. No: GTE/19/07/033, F.S.ENGINEERS PVT.Ltd.,
New No. 98, old No.109, Velachery Main Road,
Guindy, Chennai – 600 032.
(Mobile No.: 9840097357); **Email**: fsengineers74@gmail.com

12. **P.SRIRAM, A.M.I.E., (Civil Engg)**
CMDA Regn. No: CE/2020/10/839,
No.28, MIG A, Flat No. 6, Kailash, 18th Avenue,
Ashok Nagar, Chennai- 600 083.
(Mobile No.: 9884034676); **Email**: srirampanchu@hotmail.com

Chennai Metropolitan Development Authority

PLANNING PERMIT

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

67 67

PERMIT No. 14596 Date of Permit 08/06/2023

PP/HRB/17/2023/AtoS

File No CMDA/PP/HRB/N/715/2021

Name of Applicant with Address L&T INNOVATION CAMPUS (CHENNAI) LIMITED. Rep. by its Authorised Signatory Thiru Viju Varkey No.23, Mount Poonamalee Road, Manapakkam, Chennai-600089.

Date of Application 07.12.2021

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

Site Address As per Annexure

Division No. .....

.....

Development Charge paid Rs 2,48,000/- Challan No B0022954 Date 16.02.2023

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 07/06/2031 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. 65, H&UD (UD1) dept., dated: 21.04.2022

For MEMBER SECRETARY

08/06/23

26/06/23

Permit No. 14596

Planning Permission No. PP/HRB/17/2023/A to S

Planning Permission Application for the proposed construction of **High Rise Group development** consisting of 5 Residential cum Commercial use Towers with Combined & Extended Triple Basement Floor; 3rd Basement Floor part (for Towers 3 & 4) + 2nd & 1st Basement Floors (for Towers 1 to 5) over & above in **Tower – 1, 2 & 3:** Combined Ground Floor (for Towers 1 to 3 (3 dwelling units, Day Care, Mini Mart, Party Hall, Mini Theatre, Indoor Games, Multi-purpose Hall, Squash Court, Spa and Swimming Pool Ground level) + Combined First Floor (for Towers 1 to 3 (8 dwelling units, Gym & Yoga) + Second Floor (Tower – 1 with 5 dwelling units & Combined Tower - 2 & 3 with 9 (5 + 4) dwelling units, Indoor Amenities) + 3rd Floor to 16th Floor in each Tower - 1 to 3 with 15 Dwelling units in each Floor, Totally 235 dwelling units in Tower 1, 2 & 3; **Tower - 4:** Ground Floor + 16 Floors with 397 dwelling units; **Tower - 5:** Ground Floor + 16 Floors with 427 dwelling units **Totally 1059 dwelling** units, abutting Mount-Poonamallee Road comprised in S.No.115/16 & 117 of Alamapuram Village, Maduravoyal Taluk, Zone-XI, Division-154 and S.No.22/1, 23 of Manapakkam Village, Alandur Taluk, Zone-XII, Division-157 within the limits of Greater Chennai Corporation, applied by the **L & T INNOVATION CAMPUS (CHENNAI) LIMITED.,** Rep. by its Authorised Signatory **Mr.G.RAVI**

06/06/23

06/06/23

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/WDCN12/00249/2023		CMDA/PP/HRB/N/715/2021 - 08/06/2023	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N12	N157	05/07/2023	14/06/2023
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		L AND T INNOVATION CAMPUS CHENNAI LIMITED Rep by its Authorised Signatory Thiru.VIJU VARKEY- No:23, Mount Poonamallee High Road, Manapakkam, Chennai 600089.	
மேற்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:3/126,Plot No:S.No:115/16&117 RAMAPURAM VILLAG, Survey No:22/1&23,, MOUNT POOTHAMALLI SALAI,MOUNT POOTHAMALLI SALAI,MANAPAKKAM,Manapakkam, Chennai, 600125	
Building License Fees			19189600
Scrutiny Fees			95800
Workers Welfare Board			48594100
மொத்தக் கட்டணம்/ Total (In Rs.)			67879500

Amount (in words): Rupees Six Crore Seventy Eight Lakhs Seventy Nine Thousands Five Hundred Only

Payment Details:

DD Number: 027666 Amount (In Rs.): 67879500 Date: 30/06/2023 Bank: HDFC BANK

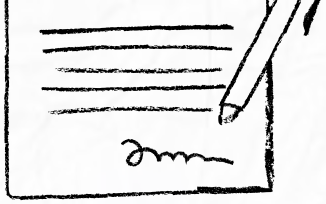
பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

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 04/07/2028
Permit Valid upto 04/07/2028

Digitally Signed by K Sundararajan
Date: 05-Jul-2023 (15:53:36)

Executive Engineer (T.P.)



our services doesn't just end there

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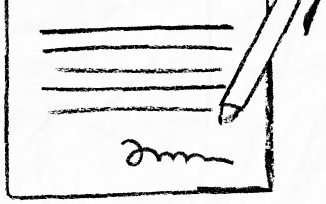
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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