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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)/1197/2019

Dated: 26.03.2021

To

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

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission Application for the Proposed construction of High Rise Building consisting of Extended Double Basement Floor + Ground Floor + 1st Floor (shop)+ 2nd floor to 12 Floors (office) Commercial building availing **Premium FSI** at Door No.62, Velachery Main Road, Velachery Bye Pass Road & Somasundaram Street, Velachery, Chennai 600 042 bearing in T.S No.7/1, 7/3, 8/1, 9, 10 & 11 in Block – 20 of Velachery Village, Greater Chennai Corporation applied by **M/s. G.K.S Technology Park Pvt Ltd.** rep. by its authorised signatory Thiru.Gopalakrishna Shetty - Approved and forwarded to local body for issue of building license - Regarding.

- Ref: 1. Planning Permission Application received in the SBC No. CMDA/PP/HRB/S/1197/2019, dated 21.12.2019.
2. Minutes of the 255th MSB Panel Meeting held on 19.02.2020.
3. NOC from AAI in Letter No. CHEN / SOUTH / B / 082319 / 423648, 27.09.2019.
4. NOC from Police (Traffic) in Letter No. Rc.No.Tr./Licence/74/1836/2020 dated 09.03.2020.
5. NOC from DF&RS in R.Dis.No.1672/C1/2020, PP NOC. No.33/2020 dated 28.05.2020 & Amendment in letter R.Dis.No.6242/C1/2020 dated 10.07.2020.
6. This office letter even No. dated 13.08.2020 addressed to the Government.
7. Government Letter (Ms) No. 137, H&UD (UD1) Department dated 22.09.2020.
8. This office letter (DC advice) even No. dated 16.10.2020
9. The Applicant letter dated 13.11.2020
10. DRC No. 061/2017, dt. 17.10.2017
11. This office letter Adjustment DC even No. dated 22.01.2021
12. Applicant letter dated 08.02.2021 with undertakings
13. Street Alignment portion gifted to CMDA in Gift deed document No. 6029/2020 dated 22.12.2020 & U.O.Note No.TDR/13439/2020 dated 05.03.2021

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14. G.O.(Ms).No.18 MAWS Department, dated 04.02.2019
15. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and The Government letter No. TNRERA/261/2017, dated 09.08.2017.

* * *

The Planning Permission Application for the Proposed construction of High Rise Building consisting of Extended Double Basement Floor + Ground Floor + 1st Floor (shop)+ 2nd to 12 Floors (office) Commercial building availing **Premium FSI** at Door No.62, Velachery Main Road, Velachery Bye Pass Road & Somasundaram Street, Velachery, Chennai 600 042 bearing in T.S No.7/1, 7/3, 8/1, 9, 10 & 11 in Block – 20 of Velachery Village Greater Chennai Corporation applied by **M/s. G.K.S Technology Park Pvt Ltd.** rep. by its authorised signatory Thiru.Gopalakrishna Shetty has been examined and Planning Permission is issued based on the Government approval accorded in the reference 7th cited subject to the usual conditions put forth by CMDA in reference 8th & 11th cited, including compliance of conditions imposed by the Government agencies in the reference, 3rd, 4th & 5th cited and subject to the condition:

"The applicant shall demolish/remove the existing barricade provided along the Velachery Bye pass Road as soon as earth work is over and the new compound wall shall be constructed as per the FMB measurements before applying for Completion Certificate".

2. The applicant has remitted the following charges in letter dated 20.07.2020 vide receipt No. B0018447, dated 27.01.2021.

Sl. No.	Charges	Amount remitted	Receipt No. & Date
i)	Development charge for building under Sec.59 of the T&CP Act, 1971	Rs.5,20,000/- (Rupees Five Lakhs and Twenty thousand Only)	Receipt No.C100946, dated 11.11.2020.
ii)	Balance Scrutiny fee	Rs.20,000/-(Rupees Twenty thousand only)	Receipt No.C100945, dated 11.11.2020.
iii)	Regularization charges	Rs.3,60,000/-(Rupees Three Lakhs and Sixty Thousand Only)	Receipt No.C100948, dated 11.11.2020.
iv)	OSR Charges	Rs.46,40,000/-(Rupees Forty Six Lakhs and Forty thousand only)	Receipt No. B0018447, dated 27.01.2021.
v)	Security Deposit for Display Board	Rs.10,000/-(Rupees Ten Thousand only)	Receipt No.C100947, dated 11.11.2020.
vi)	Security Deposit for Building	Rs.69,70,000/- (Rupees Sixty Nine Lakhs and Seventy thousand only)	Bank Guarantee furnished
vii)	Premium Charges Total Amount 6,92,50,000/-(Rupees Six Crore, ninty two Lakh, fifty Thousand only)	RS.41,16,369/-(Rupees fourty one Lakh, sixteen Thousand three hundred and sixty nine only) Adjusted in the DRC.No.061/2017 dt.17.10.2017 Rs.6,51,33,631/- (Rupees Six Crore, Fiftyty one Lakh, Thirty three Thousand, Six hundred and thirty one only)	 Receipt No. B0018447, dated 27.01.2021.

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Sl. No.	Charges	Amount remitted	Receipt No. & Date
viii)	Infrastructure & Amenities charges	Rs.1,01,50,000/- (Rupees One Crore One Lakh and Fifty Thousand only)	Receipt No. B0018447, dated 27.01.2021.
ix)	Shelter Fee	Rs.1,09,25,000/- (Rupees One Crore Nine Lakhs and Twenty Five Thousand only)	Receipt No. B0018447, dated 27.01.2021.

3. The applicant has furnished Bank Guarantee of Rs.69,70,000 /-(Rupees Sixty nine lakh Seventy Thousand only) towards security deposit for building. vide BG No. 41230IGL0000620 dt.12.11.2020 valid upto 11.11.2025 in issued by Union Bank of India, Nungambakkam, Chennai-06.

4. The applicant also furnished the Demand draft of Rs.33,50,000/- (Rupees Thirtythree Lakhs and Fifty Thousand only) towards Infrastructure Development Charge vide No.461699, dated 12.11.2020 drawn from Union Bank of India, Nungambakkam, Chennai-600 006.

5. The applicant has furnished the DRC No. 061/2017, dt. 17.10.2017 from Thiru.S.M.M.Mohideen Wakf Alal Aulad and Mutawali Thiru.S.M.S.Abdul Khader permitted to adjust in lieu of Premium FSI charges of Rs.41,16,369 after full utilization of DRC certificate.

6. The applicant has gifted the street alignment portion through registered gift deed Document No.6029/2020, dated 22.12.2020.

7. The Applicant has also furnished an undertaking in letter dated 08.02.2021 in the reference 12th cited to abide by the terms and conditions put forth by Police (Traffic), DF&RS, AAI and the conditions imposed by CMDA in the reference 8th & 11th cited.

8. 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.

9. 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.

10. 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.

11. 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 statutory clearance as applicable to this project shall be obtained by the project proponent from the competent authority.

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

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

14. 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.

15. 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

16. 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.

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

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 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.

20. Two sets of approved plans numbered as C/PP/MSB/16(A to K)/2021, dated 26.03.2021 in Planning Permit No.13266 are sent herewith. The Planning Permit is valid for the period from 26.03.2021 to 25.03.2026.

21. 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

Copy to:

1.	M/s. G.K.S. Technology Park Pvt Ltd. rep. by its authorized signatory Thiru.Gopalakrishna Shetty Door No.5, Subba Rao Avenue, Thousand lights, Chennai-600 006.	
2.	The Deputy Planner, Enforcement Cell (South), CMDA, Chennai-600 008.	(With one set of approved plans)
3.	The Director of Fire & Rescue Service No.1, Greams Road, Chennai-600 006.	(With one set of approved plans)
4.	The Additional Commissioner of Police (Traffic), Greater Chennai, Vepery, Chennai-600 007.	

5.	The Managing Director, CMWSSB, No.75, Santhome High Road, MRC Nagar, R.A.Puram, Chennai – 28.	(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.SIVA.ANBARASAN , Architect, 3, IInd Floor, 43, Pantheon Road, Egmore, Chennai – 600 008.	
9.	Thiru.N.CHANDRU M.E.,M.I.E., Structural Engineer, A 20, 100 feet Road, Hindu Colony, Nanganallur, Chennai – 600 061.	
10.	M.Thangamalar, Site Engineer, No.03, Club Road, Chetpet, Chennai – 600031.	



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/WDCN13/00116/2021		C3(S)/1197/2019 - 26/03/2021	
மண்டலம் / Zone	வார்ட் / Ward	அனுமதி நாள் / Approval Date	மனுப்பெற்ற நாள் / Application Date
N13	N174	23/04/2021	29/03/2021
மனுப்பாளர் பெயர் மற்றும் முகவரி / Applicant name & address		G.K.S TECHNOLOGY PARK PVT LTD-REP. BY ITS AUTHORIZED SIGNATORY THIRU. GOPALAKRISHNA SHETTY DOOR NO:5, SUBBA RAO AVENUE, CHENNAI- 600 006.	
பண்படுத்தல் தகவல் / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:62,Block No:20,Plot No:-, Survey No:TS.No:7/1, 7/3,8/1,9,10 & 11 SOMASUNDARAM STREET & BYEPASS RD, Velachery Main Road,Velachery,Velachery,Velachery, Chennai, 600042	
Building License Fees		2108400	
Road cut charges - CMWSSB SEWERAGE		132300	
Road cut charges - CMWSSB, WATER		132300	
Road cut charges - TNEB		132300	
Scrutiny Fees		600	
Street Alignment Charges		862700	
Workers Welfare Board		2360700	
மொத்தக் கட்டணம்/ Total (In Rs.)		5729300	

Amount (in words): Rupees Fifty Seven Lakhs Twenty Nine Thousands Three Hundred Only

Payment Details:

DD Number: 461201 Amount: 5729300 Date: 19/04/2021 Bank: UNION BANK OF INDIA
(In Rs.):

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரையிட 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 22/04/2026
Permit Valid upto 22/04/2026



Digitally Signed by A S Murugan
Date: 23-Apr-2021 (18:37:23)

Executive Engineer (T.P.)

For GKS TECHNOLOGY PARK PVT. LTD.

Authorised Signatory



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

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