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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)/1065/2019 **Dated:21.02.2022**

To
The Commissioner,
Greater Chennai Corporation,
Chennai 600 003

Sir,

Sub: CMDA – APU – MSB (South) Division – The Planning Permission Application for the Proposed construction of High Rise building consisting of Extended Basement floor + Stilt floor + 1st floor (Mechanized parking, DG, Meter Room & Panel Room) + 2nd floor to 10 floors for IT/ITES purpose at Plot No. A19 & A20, CIPET Road, SIDCO Thiru. Vi.Ka.Industrial Estate, Guindy, Chennai 600 032, bearing T.S.No. 34 (pt), 60 (pt), 65 (pt), Block No.6 of Alandur village within the limits of Greater Chennai Corporation applied by **M/s. Ocean Lifespaces India Pvt. Ltd,** - Approved and forwarded to local body for issue of building license - Regarding.

Ref:
1. Planning Permission Application received in the SBC No.CMDA/HRB/S/1065/2019, dated 05.11.2019.
2. NOC from SIDCO issued in RC.No.065/A/2019 dated 09.07.2019.
3. Minutes of the 254nd MSB Panel meeting held on 12.11.2019.
4. This office letter even No. dated 20.11.2019 addressed to applicant.
5. NOC from SIDCO issued in RC.No.7168/IE-1/2019 dated 26.11.2019.
6. NOC from IAF issued in letter No.TAM/5218/1/ATC(PC-55/19), dated 17.12.2019.
7. NOC from Police (Traffic) in letter Rc.No.Tr./License/981/30718/2019 dated 21.12.2019
8. NOC from AAI issued in NOC ID.CHEN/SOUTH/B/121019/435443, dated 24.01.2020, valid upto 23.01.2028.
9. This office online letter No.CMDA/PP/HRB/S/1065/2019 dated 04.02.2020 addressed to applicant.
10. NOC from ELCOT in letter No. ELCOT/ITP&D/FSI-OCEAN/1192/2020, dated 05.02.2020.

Ocean Lifespaces India Private Limited OCEAN

11. NOC from DF&RS issued in letter R.Dis No.18064/C1/2019, PP NOC No.24/2020, dated 16.03.2020.
12. Applicant letter dated 17.03.2020.
13. This office letter even No. dated 27.05.2020 addressed to Government.
14. Government Letter No.7007/Ud-I(1)/2020-1 Dated 23.12.2020
15. This office online letter No.CMDA/PP/HRB/S/1065/2019 dated 09.02.2021 addressed to applicant.
16. Applicant letter dated 18.02.2021.
17. Minutes of the 262nd MSB Panel meeting held on 24.08.2021.
18. Structural design & drawing vetted by PWD on 24.08.2021.
19. This office letter even No. dated 09.09.2021 addressed to applicant.
20. Applicant letter dated 13.10.2021.
21. Amendment to NOC from DF&RS issued in K.Dis.No.13297/C1/2021, dated 16.11.2021.
22. Applicant letter dated 19.11.2021 & 23.11.2021
23. This office letter even No. dated 13.12.2021 addressed to Government.
24. The Government in letter (Ms) No.149 H&UD (UD1) Department dated 28.12.2021.
25. This office online (DC advice) letter No.CMDA/PP/HRB/S/1065/2019 dated 28.01.2022 addressed to applicant.
26. Applicant letter dated 31.01.2022 remitted the DC advice & undertaking.

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The Planning Permission Application for the Proposed construction of High Rise building consisting of Extended Basement floor + Stilt floor + 1st floor (Mechanized parking, DG, Meter Room & Panel Room) + 2nd floor to 10 floors for IT/ITES purpose at Plot No. A19 & A20, CIPET Road, SIDCO Thiru. Vi.Ka.Industrial Estate, Guindy, Chennai 600 032, bearing T.S.No. 34 (pt), 60 (pt), 65 (pt), Block No.6 of Alandur village within the limit of Greater Chennai Corporation has been examined and Planning Permission is issued based on the Government approval accorded in the reference 24th cited subject to the usual conditions put forth by CMDA in reference 25th cited, including compliance of conditions imposed by the Government agencies in the reference 2nd, 5th, 6th, 7th, 8th, 10th,11th & 21st cited and subject to the conditions.

2. The applicant has remitted the DC & other charges in letter dated 31.01.2022 vide receipt No. B0020829, dated 29.01.2022:

Ocean Lifespaces India Private Limited * Chennai-32 * OCEAN DELIVERING DREAMS

Sl. No.	Charges	Amount remitted
1.	Development charges for land and building	Rs.2,48,000/- (Rupees Two Lakh and Forty Eight Thousand only)
2.	Balance Scrutiny Fees	Rs.1,000/- (Rupees One Thousand only)
3.	Regularisation charge for land	Rs.2,06,000/- (Rupees Two Lakh and Six Thousand only)
4.	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten Thousand only)
5.	Security Deposit for Building	Rs.33,68,000/- (Rupees Thirty Three Lakh and Sixty Eight Thousand only)
6.	I & A Charge	Rs.51,70,000/- (Rupees Fifty One Lakh and Seventy Thousand only)
7.	Shelter Charges	Rs.28,61,000/- (Rupees Twenty Eight Lakh and Sixty One Thousand only)
8.	IDC - CMWSSB	Rs.17,80,000/-(Rupees Seventeen Lakh and Eighty Thousand only)
9.	Caution Deposit	Rs.1,25,70,000/-(Rupees One Crore Twenty Five Lakh and Seventy Thousand only)

3. Applicant has also furnished an undertaking in the reference 26th cited to abide by the terms and conditions put forth in the NOC's issued by AAI , IAF, DF&RS, Police (Traffic), SIDCO & ELCOT and the conditions imposed by CMDA in the reference 25th cited.

4. The Promoter has too submit the necessary 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 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.

5. 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.

However, the applicant has furnished the Structural design report & Drawings vetted by PWD as 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 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.

7. 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.

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.

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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. 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.

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 plan for the proposed development is approved and numbered as **C/PP/HRB/05/A to C/2022, dated:21.02.2022** in Planning Permit No.**14525** are sent herewith. The Planning Permit is valid for the period from**21.02.2022 to 20.02.2027.**

18. 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,

22/02/22

For Member-Secretary

Encl :

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

23/2/22

Copy to:

1. **M/s. Ocean Lifespaces India Pvt. Ltd**
   rep by its Authorized Signatory
   Thiru.S.Rameh Kumar,
   MF-1, Industrial Estate,
   CIPET Hostel Road, Guindy,
   Chennai – 600 042.
2. **The Deputy Planner,**
   Enforcement Cell (South),
   CMDA, Chennai 600008.
   (With one set of approved plans)

Ocean Lifespaces India Private Limited

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 – 600007.

5. **The Managing Director, CMWSSB,**
   No.75, Santhome High Road,
   MRC Nagar, R.A.Puram, Chennai - 600028
   (With one set of approved plans)

6. **The Chief Engineer,**
   TNEB, Chennai – 600002.

7. **The Commissioner of Income Tax**
   No.108, Mahatma Gandhi Road,
   Nungambakkam, Chennai – 600034.

8. **The Chairperson,**
   Tamil Nadu Real Estate Regulatory Authority,
   No.1A, Gandhi Irwin Bridge Road,
   Egmore, Chennai 600008.

9. Thiru.**Venkatakrishnan,B.Arch.,**(Architect).
   No.18, 3rd Seaward Road, Valmiki Nagar,
   Thiruvanmiyur, Chennai – 600041.

10. Thiru.**Alex Jacob, B.E.,** (Structural Engineer)
    M/s. United Consultants,
    No.41A, Beach Road, Kalakshetra Colony,
    Besant Nagar, Chennai – 600 090.

11. Thiru.**S.Ramaraj, D.C.E**(Site Engineer),
    No.99, Mettukuppam Main Road,
    Bharathi street, Chennai – 600 041.

Ocean Spaces India Private Limited
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Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 14525 Date of Permit 10 2 2022

C/PP/HRB/05/A to C/2022

File No C3(S)/1065/2019

Name of Applicant with Address M/S. Ocean Dfespaces India Pvt Ltd. ~~Rep. by its Authorised Signatory~~
MF-1, Industrial Estate, Thiru. S. Ramesh Kumar
CIPET Hostel Road
Guindy, Chennai-600 032.

Date of Application 05/11/2019

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

Site Address ..... As per Annexure .....

Division No. .....

.....

Development Charge paid Rs. 2,48,000/- Challan No. 800 20829 Date 29/01/2022

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 ..... 10 2 2027 ..... 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 149
H&UD (UDI) Dept.,
Dated: 28.12.2021

For MEMBER SECRETARY

11/02/2022

Ocean Dfespaces India Private Limited
OCEAN

ANNEXURE

Chennai Metropolitan Development Authority

Permit No. 14525

C/PP/HRB/05/ A to C /2022

File No.C3(S)/1065/2019, dated .02.2022

CMDA – Area Plans Unit - HRB (South) Division – Planning Permission for the proposed construction of High Rise building consisting of Extended Basement floor + Stilt floor + 1st floor (Mechanized parking, DG, Meter Room & Panel Room) + 2nd floor to 10 floors for IT/ITES purpose at Plot No. A19 & A20, CIPET Road, SIDCO Thiru. Vi.Ka.Industrial Estate, Guindy, Chennai 600 032, bearing T.S.No. 34 (pt), 60 (pt), 65 (pt), Block No.6 of Alandur village within the limits of Greater Chennai Corporation applied by **M/s.Ocean Lifespaces India Pvt. Ltd,**

11/04/2022

23/02/22

Ocean Lifespaces India Private Limited
OCEAN

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ANNEXURE

Development at: Plot No. A-19 & A-20, Thiru Vi.Ka Industrial Estate Guindy, Chennai-600032 Comprised in T.S.Nos.34,65 part,60 part and 65/2 part, Block No.6 of Alandur Village, Guindy Taluk, Chennai District within Greater Chennai Corporation Limit, Zone – XIII, Div -170

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1. Name and Address of the Promoter/ Developer/ Owner

M/S.OCEAN LIFESPACES INDIA PRIVATE LIMITED.
Rep by its Authorized Signatory S. Ramesh Kumar
MF-1, Industrial Estate, CIPET Hostel Road,
Guindy, Chennai - 600 032.
oceancmda@gmail.com / 9841062528

2. Name and address of the Architect/ Licensed Surveyor or Engineer

A. VENKATAKRISHNAN., B.Arch.,
No:18, 3rd Seaward Road,
Valmiki Nagar,Thiruvanmiyur,
Chennai – 600 041
kck@nva.in / 9884377888
Cmda Registration No. RA/Gr.I/19/03/053
ALEX JACOB, B. E, M. Tech.Dip.Bdg.Sc.,M.I.E (Aust)
Structural Engineer SE/GR-I/19/02/001 valid up to10.02.2024.
M/s. United Consultants,
No.41A Beach Road, Kalakshetra Colony,
Besant Nagar, Chennai-600090
alexjacobuc@gmail.com/9840159550

3. Type of construction permitted as per the approved plan

IT/ITS Building

4. Details of approval
   a) Chennai Metropolitan Development Authority Planning Permission No. and Date
   b) Chennai Corporation B.L and PPA No. and Date

C/BP/HRB/05/A to C/2022
Permit No. 14525, Dt. .02.2022
Valid upto .02.2027

5. Local Body Approval No.

6. Details of setback space provided as per approved front

		Main Bldg
a) **Front**	**- 8.99 M**	9.07 m
b) **Rear**	**- 8.98 M**	9.02 m
c) **Side**	**- 9.11 M**	9.00 m
d) **Side**	**- 8.98 M**	9.05 m

7. Details of number of car parking/ Two wheelers parking etc., provided as per approved plan

CARS – 101
TW - 249

8. Details of provision of Transformer in Ground Floor as per approved plan

Shown in the Plan



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9. Details of provisions of standby Generator Room and Meter Room as per approved plan — Shown in the Plan

10. Details of provision of Lifts as per approved plan — Shown in the Plan

11. Details of Provision of Fire safety arrangements to be made within the building — Shown in the Plan

12. Details of provisions of water for drinking purpose as well as other purpose — Shown in the Plan

13. Details of area of construction and usage permitted in each floor as per approved plan

FLOOR	FSI AREA IN SQM	USAGE
Basement Floor	108.90	Parking
Stilt /Ground Floor	168.68	Parking
First Floor	335.05	Parking
Second Floor	696.91	IT/ITS
Third Floor	696.91	IT/ITS
Fourth Floor	696.91	IT/ITS
Fifth Floor	696.91	IT/ITS
Sixth Floor	696.91	IT/ITS
Seventh Floor	696.91	IT/ITS
Eighth Floor	696.91	IT/ITS
Ninth Floor	696.91	IT/ITS
Tenth Floor	696.91	IT/ITS
TOTAL	**6884.82**	IT/ITS

For Ocean Lifespaces India Private Limited

Authorised Signatory

Signature of Owner/ Promoter/ Developer of Building

Signature of Architect/ Engineer/ Licensed Surveyor

Signature of Planning authority of Chennai Metropolitan Development Authority

28/02/22

Dr. ALEX JACOB
B.E., M.Tech (Str), Ph.D(Hon), M.I.E. (Aust), M.I.E. (Ind)
STRUCTURAL ENGINEER,
41/A, BEACH ROAD, KALAKSHETRA COLONY,
CHENNAI - 600 090.
REG No. SE/GR-I/19/02/001
REG No. RSE100392019

A.VENKATAKRISHNAN, B.ARCH.,
ARCHITECT LICENSED SURVEYOR
CLASS I No.R.A.41
CMDA REGN. No. RA/GR.I/19/03/053
CORPORATION REGN. No. RA100052019
No.18, THIRD SEAWARD ROAD,
VALMIKI NAGAR, THIRUVANMIYUR,
CHENNAI-600 041. Ph: 044-2457 2457

11/02/2022

Ocean Lifespaces India Private Limited
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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/WDCN13/00081/2022		C3(S)/1065/2019 - 21/02/2022	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N13	N170	23/03/2022	25/02/2022
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		OCEAN LIFESPACES INDIA PRIVATE LIMITED-Rep. by its Authorized Signatory Thiru.S. Ramesh Kumar MF-1, Industrial Estate, CIPET Hostel Road, Guindy, Chennai - 600 032.	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Block No:6,Plot No:A19 & A20, Survey No:TS.No:34PT,60PT,65PT, CIPET ROAD, SIDCO THIRU.VI.KA., Industrial Estate,Guindy,Guindy,Alandur, Chennai, 600032	
Building License Fees			984800
Regularisation Charges (penalty under section 244A)			462700
Scrutiny Fees			600
Workers Welfare Board			1109400
மொத்தக் கட்டணம்/ Total (In Rs.)			2557500

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

Amount (In Rs.): 2557500

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்டவரை நகலின்படி அனுமதி

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

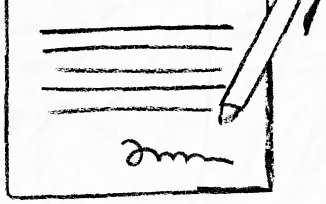
அனுமதி கால முடிவு 22/03/2027

Permit Valid upto 22/03/2027

Digitally Signed by K Sundararajan
Date: 23-Mar-2022 (16:07:00)

Executive Engineer (T.P.)

Ocean Lifespaces India Private Limited OCEAN Chennai-32



our services doesn't just end there

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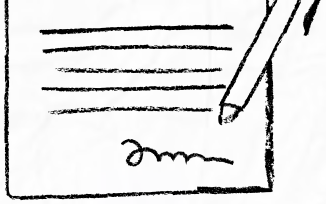
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Vastu & Property Management Tools

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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