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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/S/0604/2022 **Dated:19.09.2023**

To

The Additional Chief Secretary/ Commissioner,
Greater Chennai Corporation,
Chennai – 600 003.

Sir,

Sub: CMDA – Area Plans Unit – HRB (South) Division – Planning Permission Application for the Proposed construction of High Rise Building consisting of Combined Basement floor (Parking) + Combined Stilt floor (Part)/Ground floor (part) with **3 Towers**viz.,**Tower 1** : 1st floor to 10th floor – Residential Building with 40 dwelling units, **Tower 2** : 1st floor to 10th floor – Residential Building with 18 dwelling units, **Tower 3** : 1st floor to 10th floor – Residential Building with 40 dwelling units **(Totally 98 Dwelling Units)** with Multipurpose Hall, Indoor Games, Gym and Swimming Pool at 1st floor (Height : 34.80m) by availing **Premium FSI** at Old Door No.45A, New Door No.336 & 338, Velachery Main Road, Velachery, Chennai – 600042 bearing Survey No. **385**/1, **385**/2, **387**/1, **387**/2, T.S. No.**94**, **108**/1, Block No.72, Ward No.01 of **Velachery Village** within the limits of Greater Chennai Corporationapplied by **M/s. Kochar Properties Pvt Ltd,** Represented by Thiru.S.Uttamchand- 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/ 0604/2022 dt.21.10.2022.
2. Earlier Planning Permission issued in Planning Permission No. B/Spl.Bldg/224 (A to D)/2009, Permit No. 5268 vide Letter No. B2/6721/2008 dated14.10.2009.
3. NOC from IAF in Letter No. AFSTAM/5218/1/ATC dated 26.04.2022.
4. NOC issued from AAI in Letter No. CHEN/SOUTH/B/030822/659203 dated 05.05.2022.

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5. DF&RS NOC for the proposal received in letter R.Dis. No. 18571/C1/2022, R.Dis No. 19412/C1/2022 PP NOC No. 171/2022 dated 20.12.2022.
6. Minutes of 269thMSB Panel meeting held on 08.02.2023.
7. Police (Traffic) in Rc.No.Tr./ License/ 713/ 28249/ 2022 dated 21.02.2023.
8. Minutes of 6thHRB Committee meeting held on 27.03.2023.
9. This office DC advice letter even No. dated 29.03.2023.
10. Applicant letter dated 10.04.2023(DC remittance receipts with undertakings).
11. Environmental Clearance (EC) in letter No.SEIAA-TN/F.No.9590/EC.937/8(a)//2023 dated 09.05.2023.
12. Structural design drawing & report vetted by Anna University on 17.07.2023.

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Planning Permission Application for the Proposed construction of High Rise Building consisting of Combined Basement floor (Parking) + Combined Stilt floor (Part)/Ground floor (part) with **3 Towers**viz.,**Tower 1** : 1st floor to 10th floor – Residential Building with 40 dwelling units, **Tower 2** : 1st floor to 10th floor – Residential Building with 18 dwelling units, **Tower 3** : 1st floor to 10th floor – Residential Building with 40 dwelling units **(Totally 98 Dwelling Units)** with Multipurpose Hall, Indoor Games, Gym and Swimming Pool at 1st floor (Height : 34.80m) by availing **Premium FSI** at Old Door No.45A, New Door No.336 & 338, Velachery Main Road, Velachery, Chennai – 600042 bearing Survey No. **385**/1, **385**/2, **387**/1, **387**/2, T.S. No.**94, 108**/1, Block No.72, Ward No.01 of **Velachery village** within the limits of Greater Chennai Corporationapplied by **M/s. Kochar Properties Pvt Ltd**, Represented by Thiru.S.Uttamchand)have been examined and Planning Permission is issued based on the 6thHRB Committee approval accorded in the reference 8th cited and subject to the usual conditions put forth by CMDA in the references9thcited, including compliance of conditions imposed by the Government agencies in the reference 3rd ,4th, 5th, 7th&11thcited.

2. The applicant has remitted the DC & other charges vide receipt No.B0023159, dated 31.03.2023.

Sl.No.	Charges	Amount remitted
1.	Development charge for land &Building under Sec.59 of the T&CP Act, 1971	**Rs.3,00,000/-** (Rupees Three Lakh only)
2.	Balance Scrutiny Fee	**Rs.60,000/-** (Rupees Sixty Thousand only)
3.	Regularisation charges	**NIL**
4.	OSR charges	**NIL**
5.	Security Deposit for Building	**Rs.39,60,000/-** (Rupees Thirty NineLakhand Sixty Thousand only)
6.	Security Deposit for Display Board	**Rs.10,000/-** (Rupees Ten Thousand only)

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7.	MIDC Charges	**Rs.46,00,000/-**(RupeesFortySixLakh only)
8.	Infrastructure &Amenities Charges	**Rs.59,30,000/-** (Rupees Fifty NineLakh and Thirty Thousand only)
9.	Shelter charges	**Rs.1,21,75,000/-** (Rupees One Crore Twenty OneLakh and Seventy Five Thousand only)
10.	Premium FSI Charges	**Rs.15,50,00,000/-** (Rupees Fifteen Crore and Fifty Lakh only)
11.	Flag Day	**Rs.500/-** (Rupees Five Hundred only)

3. Earlier Planning Permission was issued in PP No. B/Spl.Bldg/224 (A to D)/2009, Permit No. 5268 vide Letter No. B2/6721/2008 dt.14.10.2009.The applicant has reserved the OSR area comprised in Survey No. 385(Part) & 387(Part) measuring to an extent of 566.65 Sq.m. through Gift Deed Doc. No. 2004/2009 dt.03.07.2009.

4. Applicant has also furnished an undertaking in the reference 10thcitedtoabide by the terms and conditions put forth in the NOC's issued by DF&RS,AAI,IAF &Police(Traffic) and the conditions imposed by CMDA in reference 9thcited.

5.The Promoter has to 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.

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 StructuralStability 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

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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 12th 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. 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. 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.

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12. 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.

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 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 set ofplan for the proposed development is approved and numbered as **PP/HRB/26/2023/A to C dated.19.09.2023** in Planning Permit No.**15605** are sent herewith. The Planning Permit is valid for the period from**19.09.2023 to 18.09.2031.**

18. This approval is not final. Theapplicant has to approach the Additional Chief Secretary/Commissioner, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

Yours faithfully,

21-9-2023

For Member-Secretary

21/9/23

Encl :

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

Copy to:

1. **M/s.Kochar Properties Private Limited**
   Represented by (Thiru.S.Uttamchand)
   Door No. 24, Plot No. 12,
   Raghavaiah Road,
   T.Nagar, Chennai – 600 017
2. **The Deputy Planner,**
   Enforcement Cell (South),
   CMDA, Chennai 600008.
   (With one set of approved plans)

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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
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.
   (With one set of approved plans)
9. **Thiru.Ramamurthy Gopalakrishnan AIIA**
   No.32/2, "HAMSA" Ground floor
   Ranga Rao Road, Sankarapuram,
   Bangalore – 560 004.
   Mobile No. +91 9901999198
10. **Thiru.N.ArunKaranth**
    Structural Engineer,
    No.7, Laxmi Narasimha Complex,
    15th Cross 100 Feet Road,
    4th Phase, J.P.Nagar,
    Bangalore – 560078
    Mobile No. +91 9741110384

For KOCHAR PROPERTIES PVT. LTD

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ANNEXURE – IX

Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 15605
PP/HRB/26/2023/AtoC

Date of Permit 19.09.2023

M/s. Kochar Properties Private Limited.
Represented by
Thiru. S. Uttamchand.

File No C.M.D.A/P.P./HRB/S/0604/2022

Name of Applicant with Address Door No. 24, Plot No. 12, Raja vaiah Road, T. Nagar, Chennai. 600 017.

Date of Application 21.10.2022.

6th HRB Committee meeting held on 29.03.2023.

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

Site Address As Per Annexure Enclosed

Division No.

Development Charge paid Rs. 3,00,000/- Challan No. B0023159 Date 31.03.2023

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 18.09.2031 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.

21-9-2023

For MEMBER SECRETARY

15/9/23

For KOCHAR PROPERTIES PVT. LTD

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ANNEXURE

Chennai Metropolitan Development Authority

Permit No. 15605

PP/HRB/26/2023 /A to C

File No.CMDA/PP/HRB/0604/2022, dated .09.2023

CMDA – Area Plans Unit - HRB (South) Division – Planning Permission Application for the Proposed construction of High Rise Building consisting of Combined Basement floor (Parking) + Combined Stilt floor (Part)/Ground floor (part) with **3 Towers**viz.,**Tower 1 :** 1st floor to 10th floor – Residential Building with 40 dwelling units, **Tower 2** : 1st floor to 10th floor – Residential Building with 18 dwelling units, **Tower 3** : 1st floor to 10th floor – Residential Building with 40 dwelling units **(Totally 98 Dwelling Units)** with Multipurpose Hall, Indoor Games, Gym and Swimming Pool at 1st floor (Height : 34.80m) by availing **Premium FSI** at Old Door No.45A, New Door No.336 & 338, Velachery Main Road, Velachery, Chennai – 600042 bearing Survey No. **385**/1, **385**/2, **387**/1, **387**/2, T.S. No.**94, 108**/1, Block No.72, Ward No.01 of **Velachery Village** within the limits of Greater Chennai CorporationappliedM/s. **Kochar Properties Pvt Ltd,** Represented by Thiru.S.Uttamchand

21-9-2023

For KOCHAR PROPERTIES PVT. LTD

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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/WDCN13/00367/2023		CMDA//PP//HRB/S/0604/2022 - 19/09/2023	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N13	N172	06/10/2023	28/09/2023
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		KOCHAR PROPERTIES PVT LTD-REP. BY (THIRU.S. UTTAMCHAND) DOOR No:24, PLOT No:12, RAGHAVAIAH ROAD, T.NAGAR, CHENNAI-600017.	
சேவைபாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:OLD:45A, NEW: 336&338,Block No:72, WARD-1,Survey No:T.S.No: 94, 108/1, Velachery Main Road,Velachery,Velachery,Velachery, Chennai, 600042	
Building License Fees			2355100
Road cut charges - CMWSSB SEWERAGE			39500
Road cut charges - CMWSSB, WATER			39500
Road cut charges - TNEB			39500
Scrutiny Fees			16100
Workers Welfare Board			6127700
மொத்தக் கட்டணம்/ Total (In Rs.)			8617400

Amount (in words): Rupees Eighty Six Lakhs Seventeen Thousands Four Hundred Only

Payment Details:

DD Number: 483204 Amount (In Rs.): 8617400 Date: 05/10/2023 Bank: INDUS IND 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.

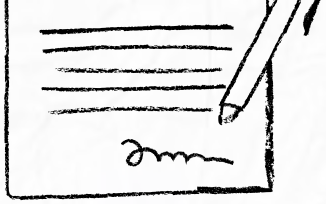
அனுமதி கால முடிவு 05/10/2028
Permit Valid upto 05/10/2028

Digitally Signed by Rajendran R
Date: 06-Oct-2023 (17:00:03)

Executive Engineer (T.P.)

For KOCHAR PROPERTIES PVT. LTD

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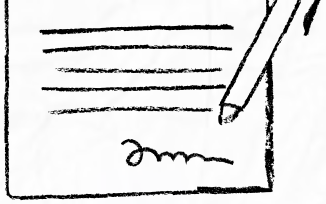
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Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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

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OMR Thoraipakkam,
Chennai, India

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