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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)/7586/2017 **Dated:27.01.2020**

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

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission Application for the Revision & Addition to the earlier approved plan for Multistoried Group development building - consisting 8 blocks: combined double basement floor for all blocks with **Block A, E & F**: Stilt floor + 14 Floors (**252du each block**), **Block B**: Stilt floor + 14 Floors (**397du**), **Block C**: Stilt floor + 14 Floors (**122du**), **Block D**: Ground floor part/Stilt floor part + 14 Floors (**284du**), **Club House**: Ground floor + 7 Floors, Stilt Floor + 1st Floor (open Swimming pool) and **MLCP block**: Stilt floor+7 floor totally **1559 DU's** with **Premium FSI** at T.S.No.22/5, 23/4, 24/4, 25/2, 29/2, 30/1, 30/4, 31/2, 32/2, 33/2 & 34/2, Block No. 2, of Alandur Village, Thiru.Vi.Ka. Industrial Estate, Guindy, Chennai applied by M/s. **VGN Projects Estates Pvt Ltd.** (previously known as M/s. VGN Developers (P) Ltd) - Approved and forwarded to local body for issue of building license - Regarding.

Ref:
1. Planning Permission Application received in APU No. MSB/316/2017, dt.22.05.2017.
2. Earlier Planning Permission issued in CMDA letter No.C3/20181/13, dated 11.09.2015.
3. NOC from PWD in letter No.DB/T5(3)/F-Compound wall-Alandur/2017, dated 09.06.2017.
4. The Tasildar, Guindy taluk letter No.A1/068/2017, dated 09.02.2017.
5. Agenda & Minutes of 237th MSB Panel meeting held on 26.07.2017.
6. This office letter even No. dated 28.07.2017 addressed to the Government.
7. The Government letter (Ms) No.158, H&UD dept, dated 29.08.2017.

8. NOC from Police (Traffic) in letter Rc.No.Tr/License /721/16170/2017, dated 18.09.2017.
9. NOC from IAF in letter No.TAM/5218/1/ATC, dated 07.09.2017.
10. NOC from AAI in letter No.CHEN/SOUTH/B/082817/240951, dated 20.09.2017.
11. NOC from DF&RS in letter R.Dis.No.9477/C1/2017, PP.NOC No.76/2017, dated 26.10.2017.
12. The Government letter No.503/UD2(1)/2018-1 dated 19.01.2018 enclosed the copy of letter No.34524/Misc/2017-1 Publiv (Misc) Dept, dated 31.10.2017 addressed to the JS/DS to Govt, H&UD Dept, copy of Prime Minister's Office letter No. PMOPG/D/2017/0401274, dated 28.08.2017 addressed to the CS, Govt. of TamilNadu.
13. Applicant letter dated 18.02.2019 enclosed the copy of Judgment from Appellate Tribunal for SAFEMA FEMA, PMLA, NDPS & PBPT act at New Delhi, dated of decision 14.02.2019.
14. Applicant letter dated 19.02.2019 enclosed the Copy of legal opinion from Advocate Thiru.V.S.Sethuraman, Additional Advocate General – 1, Tamilnadu.
15. This office letter even No. dated 26.03.2019 addresed to the SRO, Alandur @ Nanganallur.
16. SRO, Alandur @ Nanganallur in their letter No.38/2019, dated 28.03.2019.
17. This office letter(DC advice) even No. dated 05.04.2019
18. Hon'ble Court Order(XI Additional Special Court for CBI Cases, Chennai – 1) dated 30.04.2019, in Crl.M.P.No.4018/2019 in R.C.No.50(A)/2016/CBI/ACB/Chennai.
19. Environmental Clearance from SEIAA letter no. SEIAA/TN/F/6448/EC/8(b)/658/2019 dated 16.08.2019.
20. Applicant letter dated 26.12.2019 with undertakings
21. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and The Government letter No. TNRERA/261/2017, dated 09.08.2017.
22. G.O. (Ms) No.135, dated 21.07.2017.
23. G.O. (Ms) No.85, H&UD (UD4(3)) Dept., dated 16.05.2017
24. G.O. (Ms) No.147, H&UD (UD1) Dept., dated 26.10.2018.

* * *

The Planning Permission Application for the Revision & Addition to the earlier approved plan for Multistoried Group development building - consisting 8 blocks: combined double basement floor for all blocks with **Block A, E & F**: Stilt floor + 14 Floors (**252du each block**), **Block B**: Stilt floor + 14 Floors (**397du**), **Block C**: Stilt floor + 14 Floors (**122du**), **Block D**: Ground floor part/Stilt floor part + 14 Floors (**284du**), **Club House**: Ground floor + 7 Floors, Stilt Floor + 1st Floor (open Swimming pool) and **MLCP block**: Stilt

floor+7 floor totally **1559 DU's** with **Premium FSI** at T.S.No.22/5, 23/4, 24/4, 25/2, 29/2, 30/1, 30/4, 31/2, 32/2, 33/2 & 34/2, Block No. 2, of Alandur Village, Thiru.Vi.Ka. Industrial Estate, Guindy, Chennaiapplied by M/s. **VGN Projects Estates Pvt Ltd** (previously known as M/s. VGN Developers (P) Ltd) 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 17th cited, including compliance of conditions imposed by the Government agencies in the reference 3rd, 4th, 8th 9th, 10th & 11th cited.

2. The applicant has remitted the following charges in the reference 20th cited vide receipt No. B0015339, dated 24.12.2019.

Sl.No	Charges/Fees/ Deposits	Total Amount	Earlier charges remitted vide receipt No. date	Balance charges
i)	Development charge	Rs.43,75,000/-	Rs.33,00,000/- Receipt No.3933, dated 09.02.2015	Rs. 10,75,000/- (Rupees Ten Lakh and Seventy Five Thousand only).
ii)	Balance Scrutiny fee	-	-	Rs.6,80,000/-(Rupees six Lakhs and eighty thousand Only)
iii)	Regularisation Charges	Rs.31,40,000/-	Rs.31,80,000/- vide Receipt No.3933, dated 09.02.2015	-
iv)	Security Deposit for Building	Rs.9,98,50,000/-	Rs.8,29,45,000/- vide Receipt No.Sd/325, dated 09.02.2015	Rs.1,69,05,000/- (Rupees One Crore Sixty Nine Lakhs and Five Thousand Only)
v)	Security Deposit for Display Board	-	-	Rs.10,000/-(Rupees Ten Thousand only)
vi)	Infrastructure & Amenities charges		Rs 4,03,85,000/- in Receipt No. 03934, dated 09.02.2015 for Residential FSI area of 93701.20 sqmt & Commercial FSI area of 6970.44sqmt	Rs.1,91,00,000/- (Rupees One Crore Ninty One Lakhs only)
vii)	Shelter Fee			Rs.1,43,25,500/- (Rupees One Crore Forty Three Lakhs Twenty Five Thousand and Five Hundred Only)
viii)	Premium FSI Charges	Rs.26,93,50,000/-	-	Rs.26,93,50,000/-(Rupees Twenty Six Crores Ninety Three Lakhs and Fifty Thousand only)

3. The applicant has also furnished a Bankers cheque for a sum of Rs. Rs.1,99,65,000/- (Rupees One Crore Ninety Nine Lakhs and Sixty Five Thousand Only)

bearing demand draft No.822380, dated 23.12.2019, drawn from Andhra Bank, Shenoy Nagar, Chennai in favour of the Managing Director, CMWSSB towards Infrastructure Development Charge.

4. The Applicant has also furnished an undertaking in the reference 20th cited to abide by the terms and conditions put forth by Police (Traffic), DF&RS, AAI, IAF, PWD & Environment Clearance and the conditions imposed by CMDA in the reference 17th cited.

5.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.

6. 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 DR and enforcement action will be taken against such development.

7. 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.

8. 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.

9. As per G.O.Ms. No. 17 H & UD (UD-4(3) Department dated 05.02.2016, installation of the Solar Photo Voltaic Panel system shall be mandatory and the same shall be provided with minimum 1/3rd of the total Terrace area by the applicant.

10. The project 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, as per the Government orders in the reference 20th cited.

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

12. As per the transitory provisions (Rule No.73) of TNCD&BR 2019, the Planning Permission Application was processed under Development Regulations of Second Master Plan.

13.The applicant has to obtain prior permission from the Executive Authority concern for the construction of Swimming pool as per G.O.Ms.No. 97, MAWS Dept, dated 07.07.2015. The applicant has to furnish NOC from the Executive Authority at the time of applying Completion Certificate.

14. Applicant shall not commence construction without building approval from the local body concerned. Applicant also has to erect temporary lightning arrester during the entire construction phase of the project.

15. Two sets of approved plans numbered as **C/PP/MSB/06(S-01 to S-28)/2020, dated 27.01.2020** in **Planning Permit No. 13208** are sent herewith. The Planning Permit is valid for the period from **27.01.2020 to 26.01.2025.** Earlier Planning Permission issued in the reference 2nd cited is stands cancelled.

16. 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,

M. Nirmaladevi
31/01/2020

For **MEMBER-SECRETARY**

Encl: 1) Two sets of approved plans
2) Two copies of Planning Permit

Copy to:

Rm
31/1/2020

1.	M/s. **VGN Projects Estates Pvt Ltd,** (Previously known as M/s. VGN Developers (P) Ltd), No.153, Wallace Garden 2nd street, Nungambakkam, 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 Chief Engineer, CMWSSB,** No.1 Pumping Station Road, Chintadripet, Chennai-600 002.	(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.	**Prashanth.S.Kharche** (Registered Architect), **BY SPEED POST** CA/2004/33670, Licenced Surveyor RA 525/08, Corporation of Chennai. No.12/20, Shaffee mohamed road, Chennai 600 006.	
9.	**Er. P. Raman, (**Structural Engineer) **BY SPEED POST** L.S. No. 1633, Class I, PR Complex, 3rd floor, (303) No.38,Thambiah Road Extn,. West Mambalam, Chennai 600 033.	
10.	**Thiru.Rangappan(** Site Engineer), **BY SPEED POST** 17, Siraj Street, Ayavoo Naidu Colony, Aminjakarai, Chennai – 600 029.	

C3(S)/ 7586/2017



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