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BY REGISTERED POST WITH ACK-DUE

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/0637/2022 **Dated :28.07.2023**

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

Sir,

Sub : CMDA – APU – HRB (South) Division –The Planning Permission Application is for the proposed construction of Extended Double Basement floor + Stilt floor (Part) cum Ground floor (Part) + 8 floors – Commercial office use Building (Height: 36.00m) with **Premium FSI** at Door No. 54, M.G.R. Road Perungudi, Chennai–600096 comprised in Survey No. **231**/3A1,3B1,3B2,3B3,3B4,3B5, 3B6, 3B7 of **Perungudi village** within the limits of Greater Chennai Corporation applied by **M/s.V.V.A Properties 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/PP/HRB/S/ 0637/2022 dt.02.11.2022.
2) AAI NOC ID: CHEN/SOUTH/B/042822/668811dated. 30.05.2022 valid up to 29.05.2030 (Permitted Top Elevation: 48.99m)
3) DF&RS NOC received from DF&RS NOC Letter R.Dis. No. 19409/C1/2022, PP NOC No. 174/2022 dt.22.12.2022.
4) Minutes of 269th MSB Panel meeting held on 08.02.2023.
5) Police (Traffic) NOC Letter Rc.No.Tr./License/737/ 29165/2022 dated 21.02.2023.
6) Minutes of 6thHRB Committee meeting held on 27.03.2023.
7) Environmental Clearance Letter No. SEIAA-TN/F.No.9649/EC/ 8(a)/917/2022 dt.14.03.2022.
8) This office DC advice letter even No. dt.29.03.2023.
9) Applicant letter dated 10.04.2023 (Remittance of DC & other charges)
10) Applicant letter dt. 16.06.2023 enclosing Structural design drawing & report vetted by Anna university.
11) Applicant Letter dt.07.07.2023 enclosing undertakings.

The Planning Permission Application is for the proposed construction of Extended Double Basement floor + Stilt floor (Part) cum Ground floor (Part) + 8 floors – Commercial office use Building (Height: 36.00m) with **Premium FSI** at Door No. 54, M.G.R. Road Perungudi, Chennai – 600 096 comprised in Survey No. **231**/3A1,3B1,3B2,3B3,3B4,3B5,3B6,3B7 of **Perungudi village**

within the limits of Greater Chennai Corporation applied by **M/s.V.V.A Properties Pvt Ltd** has been examined and Planning Permission is issued based on the approval of 6th HRB Committee accorded in the reference 6th cited subject to the usual conditions put forth by CMDA in reference 8thcited, including compliance of conditions imposed by the Government agencies in the reference 2nd, 3rd, 5th& 7thcited.

2. The applicant in the reference 9thcited has remitted the following charges vide Receipt No. B0023193, dated 03.04.2023:

Sl. No.	Charges	Amount
1.	Development charge for land & Building	**Rs.10,25,000/-** (Rupees Ten lakh and twenty five thousand only)
2.	Balance Scrutiny Fee	**Rs.65,000/-** (Rupees Sixty five thousand only)
3.	Regularisation Charge	**Rs.8,10,000/-** (Rupees Eight lakh and ten thousand only)
4.	OSR Charge	**Rs.2,47,35,000/-** (Rupees Two crore, fourty seven lakh and thirty five thousand only)
5.	Security Deposit for Building	**Rs.1,39,85,000/-** (Rupees One crore thirty nine lakh and eighty five thousand only)
6.	Security Deposit for Display Board	**Rs.10,000/-** (Rupees Ten Thousand Only)
7.	MIDC Charges (for CMWSSB)	**Rs.81,30,000/-** (Rupees Eighty one lakh and thirty thousand only)
8.	Infrastructure &Amenities Charges	**Rs.2,05,95,000/-** (Rupees Two crore five lakh and ninety five thousand only)
9.	Shelter charges	**Rs.1,37,75,000/-** (Rupees One crore thirty seven lakh and seventy five thousand only)
10.	Premium FSI Charges	**Rs.1,20,35,000/-** (One Crore twenty lakh and thirty thousand only)
11.	Flag Day Fee.	**Rs.500/-** (Rupees Five hundred only)

3. The Applicant has furnished an undertaking in the reference 11th cited to abide by all the terms and conditions put forth in the NOCs issued by Traffic Police, DF&RS, AAI, Environmental Clearance and the conditions imposed by CMDA in the reference 8thcited.

4. 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.

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.

6. 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.

In this regard, the applicant has furnished the Structural design Drawings & Report vetted by Anna university as in the reference 10thcited.

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.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 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.

10. 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.

11. The partial refund of Security Deposit will not be considered for issuance of Partial Completion certificate.

12.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.

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. 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. 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.

16. Two set of plans for the proposed development is approved and numbered as **PP/HRB/22/2023/A to Fdated 28.07.2023** in Planning Permit No.**15601**are sent herewith. The Planning Permit is valid for the period from **28.07.2023** to **27.07.2031.**

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

Yours faithfully

P. Chanthappa 01/08/2023

for **Member Secretary**

1/8/23

Encl :

1. Two copies of Approved Plan
2. Two copies of Planning Permission

Copy to:

1. **M/s.VVA Properties Pvt Ltd.,**
   Door No. 2, Plot No. 1,
   EthirajSalai, C IN C Road,
   Egmore,Chennai – 600 040.
2. **The Deputy Planner,**
   Enforcement Cell (South),
   CMDA, Chennai 600008.
   (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 – 600007.
5. **The Chief Engineer**
   TNEB, Chennai – 600002.
6. **The Commissioner of Income Tax**
   No.108, Mahatma Gandhi Road,
   Nungambakkam, Chennai – 600034.
7. **The Chairperson**
   Tamil Nadu Real Estate Regulatory Authority,
   No.1A, Gandhi Irwin Bridge Road,
   Egmore, Chennai 600008.
   (With one set of approved plans)
8. **Thiru.M.Viswesh Krishna, B.Arch.,**
   Registered Architect
   COA Registration No. CA/2019/110872
   No.302,Pelican Nest,48/148, Creek Street,
   Sowdeeshwari Nagar, Thoraipakkam,
   Chennai – 600 097.
9. **Dr.Alex Jacob,**
   Registered Structural Egnineer,
   CMDA Registration No. SE/GR – I/19/02/001
   No.41/A, Beach Road,Kalakshetra Colony,
   Chennai – 600 090.
10. **Thiru.Geethamani**
    Registered Construction Engineer,
    CMDA Registration No. CE/19/08/538 dt.08.08.2019
    Plot No.10B,7th Right street,
    Manikandapuram,Thirumullaivoyal,
    Chennai - 6000 062.

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.