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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)/18593/2017

Dated: 02.08.2019

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

Sir,

Sub: CMDA – Area Plans Unit - MSB (South) Division – Planning Permission Application for the proposed construction of **Combined Double Basement Floors + Combined Stilt Floor (Part) cum Ground Floor (Part) + Tower- A1**– 1st Floor to 25 Floors + 26th Floor (part) – Residential Building (149 Dwelling Units): **Tower – A2** : 1st Floor to 25 Floors + 26th Floor (part)– Residential Building (149 Dwelling Units): **TOWER- A3**: 1st Floor to 12 Floors + 13th Floor (part) –Service Apartments (60 Dwelling Units) with Swimming pool & **Tower A4** (Club House) : 1st Floor to 3 Floors with Swimming pool – **(Totally 358 Dwelling Units)** at 5/142, Rajiv Gandhi Salai (OMR), Perungudi, Chennai - 600 096 Comprised in Survey No.134/4A1 & 134/5A of Palavakkam Village, Sholinganallur Taluk, Kancheepuram District, Greater Chennai Corporation, Zone – XIV, Division – 185. applied by **M/s.Perungudi Real Estates Pvt. Ltd.,** - Approved and forwarded to local body for issue of building license - Regarding.

- Ref:
1. Planning Permission Application received in the SBC No. MSBS/102/2017, dated 28.12.2017.
 2. NOC from DF&RS in R.Dis.No.5473/C1/2017, PP.NOC. No.33/2017 dated 03.05.2017.
 3. NOC from AAI for Tower-A1 in letter No. CHEN/SOUTH/B/071516/151716;dated 28.07.2016.(Permitted height 130.97m – 6m = 124.97m)
 4. NOC from AAI for Tower-A2 in letter No. CHEN/SOUTH/B/071516/151717;dated 28.07.2016.(Permitted height 131.30m – 6m = 125.30m)
 5. NOC from AAI for Tower-A3 in letter No. CHEN/SOUTH/B/071516/151719;dated28.07.2016.(Permitted height 130.61m – 6m = 124.61m)
 6. NOC from IAF in TC/14758/2/ATC(PC-591) dated 07.09.2017. (Permitted height 130.00m – 6m = 124.00m)

KUMAR, M.A.M.L.

7. Minutes of the Special Sanction committee meeting held on 06.03.2018
8. Applicant letter dated 06.04.2018 & 10.04.2018.
9. Minutes of 240th MSB panel meeting held on 19.04.2018.
10. This office letter dated.02.05.2018 addressed to the applicant.
11. Applicant letter dated 24.05.2018.
12. Environmental clearance from Department of SEIAA in Letter No.SEIAA/TN/F.6417/2017/EC/8(a)/580/2018dated 11.06.2018 for 424 D.U's and Club house with swimming pool.
13. Applicant letter dated 29.06.2018 & 16.07.2018
14. NOC from Police(Traffic) in Rc.No.Tr.License/ 657/ 14940/2018 dated 13.07.2018 for 384 D.U's
15. This office letter addressed to Government dated.20.07.2018
16. Government letter No. 17676/UDI/2018-1, H&UD dept, dated 11.09.2018.
17. Applicant letter dated 26.11.2018 & 29.01.2019
18. NOC from DF&RS in R.Dis.No.21781/C1/2018, PP.NOC. No.06/2019 dated 24.01.2019
19. This office letter dated 13.02.2019 addressed to the Government.
20. Government letter(Ms) No.53, H&UD (UD-1) dept., dated 08.03.2019
21. Undertaking furnished in Rs.20/- stamp paper for Pergola
22. This office DC advice letter even No.dated 29.03.2019
23. Applicant remitted the DC & other charges in their letter dated 22.04.2019
24. Applicant letter dated01.04.2019 with OSR Gift deed Doc.No.4192/2019 dated 16.05.2019 & Road widening portion Gift deed Doc.No 4191/2019 dated 16.05.2019
25. U.O.Note in No.TDR/OSR/8184/2019 dt.29.05.2019 & TDR/ 8185/2019 dt.29.05.2019 with Land delivery Receipt
26. Applicant letter dated 22.04.2019 with undertaking for Govt. agencies.
27. Applicant letter dated 04.07.2019 with undertakings.
28. Applicant letter dated 22.07.2019 with revised plan and structural vetted by Anna University/PWD.
29. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and The Government letter No. TNRERA/261/2017, dated 09.08.2017.
30. GO (Ms) No.135, dated 21.07.2017 (shelter Fee)
31. GO (Ms) No.85, H&UD (UD4(3)) Dept., dated 16.05.2017

The Planning Permission Application for the proposed construction of **Combined Double Basement Floors + Combined Stilt Floor (Part) cum Ground Floor (Part) + Tower- A1- 1st Floor to 25 Floors + 26th Floor (part) – Residential Building (149 Dwelling Units): Tower – A2 : 1st Floor to 25 Floors + 26th Floor (part)– Residential Building (149 Dwelling Units): TOWER- A3: 1st Floor to 12 Floors + 13th Floor (part) –Service Apartments (60 Dwelling Units) with Swimming pool & Tower A4 (Club House) : 1st Floor to 3 Floors with Swimming pool – (Totally 358 Dwelling Units) at 5/142, Rajiv Gandhi Salai (OMR), Perungudi, Chennai - 600 096 Comprised in Survey No.134/4A1 & 134/5A of Palavakkam Village, Sholinganallur Taluk, Kancheepuram District, Greater Chennai Corporation, Zone – XIV, Division – 185. applied by **M/s.Perungudi Real Estates Pvt.Ltd.,** -has been examined and Planning Permission is issued based on the Government approval accorded in the reference 20th cited subject to the usual conditions put forth by CMDA in reference 22th cited, including compliance of conditions imposed by the Government agencies in the references. 2nd to 6th, 12th, 14th, 16th, 18th, 29th to 31st cited.**

2. The applicant has remitted the DC and other charges in letter dated 29.03.2019 vide receipt No.B0010914 dated 22.04.2019.

Sl.No	Charges/Fees/Deposits	Total Amount remitted in Receipt No.B0010914 dt.22.04.2019
1.	Development charge for building under Sec.59 of the T&CP Act, 1971	Rs.13,90,000/- (Rupees Thirteen Lakhs and Ninety Thousand Only)
2.	Balance Scrutiny fee	Rs.1,00,000/- (Rupees one Lakh only)
3.	Regularization Charges	Rs.15,20,000/- (Rupees Fifteen Lakhs and Twenty thousand only)
4.	Security Deposit for Building	Rs.3,21,20,000/- (Rupees Three Crores Twenty one Lakhs and Twenty thousand only) Bank Guarantee furnished in B.G.No. 289771219000010 issued on dated 15.04.2019 (expired on 14.04.2024).
5.	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten Thousand only)
6.	Security Deposit for STP	Rs.4,10,000/- (Rupees Four Lakhs and Ten thousand only)
7.	Infrastructure & Amenities charges	Rs.1,97,50,000/- (Rupees One Crore Ninety seven Lakhs and Fifty thousand only)
8.	Shelter Fee	Rs.1,48,20,000/- (Rupees One Crore Forty eight Lakhs and Twenty thousand only)

With respect to the SD for Building applicant has furnished the Bank Guarantee in B.G.No. 289771219000010 dated 15.04.2019 for a sum of Rs.3,21,20,000/- from Indian Overseas Bank, Large Corporate Branch, Bangalore valid upto 14.04.2024 for a period of 5 years.

3. The applicant has gifted OSR land area of 1976.40 Sq.m. through registered gift deed document No. 4192/2019 dated 16.05.2019 and land delivery receipt received through

U.O.Note No.TDR/OSR/8184/2019 dt.29.05.2019. The applicant also gifted Road widening portion of 344.98 Sq.m. through registered gift deed document No. 4191/2019 dated 16.05.2019 and land Delivery receipt and land delivery receipt received through U.O.Note No.TDR/ 8185/2019 dt.29.05.2019.

4. The Applicant has also furnished an undertaking to abide by the terms and conditions put forth by Police (Traffic), DF&RS, AAI, IAF, SEIAA and the conditions imposed by CMDA in the reference 26th 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. Applicant has to erect temporary lightning arrester during the entire construction phase of the project.

6. The Local body is requested to ensure water supply and sewage disposal facility for the proposal before issuing building permit. 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 plan and violation of Development Regulations and enforcement action will be taken against such development. STP shall be maintained till handing over of Residential Association.

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.

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.

11. 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.

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

13. Two sets of approved plans numbered as **C/PP/MSB/37(S-01 to S-31)/2019 dated 02.08.2019** and **Planning Permit No.11978** are sent herewith. The Planning Permit is valid for the period from **02.08.2019 to 01.08.2024.**

14. 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,

Solter
2/8/19
for **PRINCIPAL SECRETARY**
MEMBER-SECRETARY

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

Rm
2/8/19

Copy to:

1.	M/s. Perungudi Real Estates Pvt.Ltd, 110, Rajiv Gandhi Salai(OMR), Thiruvanmiyur, Chennai - 600 041.	
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.	
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.T.Dhinesh Architect, 10/1, 2 nd Street, Kasturibai Nagar, Avadi, Chennai- 600 054.	BY SPEED POST
9.	Thiru.N.N.Nagendra Kumar Structural Engineer, 1307, Brigade Towers, 135,Brigade Road, Bangalore – 560 025.	BY SPEED POST
✓ 10.	Thiru.R.Thirumanan Site Engineer, No.110, Rajiv Gandhi Salai, (Old SRP Tools), OMR, Thiruvanmiyur, Chennai – 600 041.	BY SPEED POST

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No.

11978
C/PP/MSB/37(S-01 to S-3)/2019 Date of Permit 02/08/2019

File No. C2(S)/18593/2017.

M/S. Perungudi Real
Estates Pvt Ltd.

Name of Applicant with Address.....

No. 110, Thiruvannmiyur,
Rajiv Gandhi Salai,
Chennai 600 041.

Date of Application: 28.12.2017

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

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

Division No.....

13,90,000/- B0010914 22.04.2019
Development Charge paid Rs.....Challan No.....Date.....

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

01/08/2024

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. 53

For MEMBER SECRETARY

H&UD Dept. dt. 8.3.2019

02/8/19

ANNEXURE

Chennai Metropolitan Development Authority

PERMIT No.11978

C/PP/MSB /37(S-01 to S-31)/2019

C3(S)/18593/2017

Dated 2.08.2019

M/s.Perungudi Real Estates Pvt.Ltd.,

Area Plans Unit – MSB (South) Division Planning Permission Application for the proposed construction of **Combined Double Basement Floors + Combined Stilt Floor (Part) cum Ground Floor (Part) + Tower- A1– 1st Floor to 25 Floors + 26th Floor (part) – Residential Building (149 Dwelling Units): Tower – A2 : 1st Floor to 25 Floors + 26th Floor (part)– Residential Building (149 Dwelling Units): TOWER- A3: 1st Floor to 12 Floors + 13th Floor (part) –Service Apartments (60 Dwelling Units) with Swimming pool & Tower A4 (Club House) : 1st Floor to 3 Floors with Swimming pool – (Totally 358 Dwelling Units) at 5/142, Rajiv Gandhi Salai (OMR), Perungudi, Chennai - 600 096 Comprised in Survey No.134/4A1 & 134/5A of Palavakkam Village, Sholinganallur Taluk, Kancheepuram District, Greater Chennai Corporation, Zone – XIV, Division – 185.**

Solter
12/19



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

(131)

நகரமைப்பு பிரிவு
Town Planning Section-South Region
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		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN14/00209/2019		C3(S)/18593/2017 - 02/08/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N14	N186	22/08/2019	22/08/2019
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS.PERUNGUDI REAL ESTATES PVT LTD-NO:110, RAJIV GANDHI SALAI (OMR), THIRUVANMIYUR, CHENNAI- 600 041	
சேவை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:5/142, Survey No:S.No134/4A1, 134/5A, OMR Salai Perungudi, Perungudi, Perungudi, Palavakkam, Chennai, 600096	
Building License Fees		9171100	
Road cut charges - CMWSSB SEWERAGE		19800	
Road cut charges - CMWSSB, WATER		14900	
Road cut charges - TNEB		14900	
Scrutiny Fees		600	
Street Alignment Charges		614300	
Workers Welfare Board		11132700	
மொத்தக் கட்டணம்/ Total (In Rs.)		20968300	

Amount (in words): Rupees Two Crore Nine Lakh Sixty Eight Thousands Three Hundred Only

Payment Details:

DD Number: 647446

Amount 20968300
(In Rs.):

Date: 17/08/2019

Bank: INDIAN OVERSEAS 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.

இந்த அனுமதி 21/02/2020
முடிவு நாள் 21/08/2024

ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 21/02/2020

If Construction started Building Permit is valid up to 21/08/2024



Digitally Signed by A S Murugan
Date: 22-Aug-2019 (16:42:06)
Executive Engineer (T.P.)