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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

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Web site: www.cmdachennai.gov.in

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Letter No. **C3(S)/17182/2016**

Dated: **13.12.2017**

To
The Commissioner
Greater Chennai Corporation
Ripon Building
Chennai - 600 003.

Sir,

Sub: CMDA - Area Plans Unit - MSB (South) Division - Planning Permission for the Proposed construction of **Block No.3** : Basement Floor + Stilt floor Part / Ground floor Part + 8 Floors Building for Professional & Business Office purpose and Additional Constructions in **Block No.1** : 1st fl(part)+ 2nd floor over the existing Ground floor +1st fl(part)Dormitory Room & Prayer hall & **Block No.2** : 2nd Floor over existing Ground Floor + 1st Floor Class Rooms at Old Door No. 17 & 18, New No. 48 & 50, Prakasam Street, T. Nagar, Chennai - 17 bearing T.S. no. 8501, 8504, Block No. 110, Thiyagaraya Nagar village applied by **M/s. SRI KAUSALYA CONSTRUCTIONS LTD.**, (POA of **BALAMANDIR KAMARAJ TRUST**) - Approved and forwarded to local body for issue of building license - Regarding.

- Ref:
1. Planning Permission Application received in APU No. MSB /773/ 2016, dated.10.11.2016.
 2. NOC from AAI in letter No.CHEN/SOUTH/B/031117/200635, dated 11.03.2017.
 3. Applicant letter dated 28.03.2017 with revised plan.
 4. NOC from Police(Traffic) in Rc.No.Tr/License/1440/29426/2016, dated 08.04.2017.
 5. Minutes of the 236th MSB Panel meeting held on 31.05.2017.
 6. This office letter even No., dated 01.06.2017 addressed to the Government.
 7. G.O.(Ms) No.135 H&UD(SC1-2) Dept. dated 21.07.2017.
 8. G .O.(Ms) No.141, H&UD[UD1(1)] dept., dated 02.08.2017.
 9. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and the Government letter No.TNRERA/261/2017, dated 09.08.2017.
 10. This office letter even No., dated 29.08.2017 to the SRO, T.Nagar
 11. SRO, T.Nagar in letter No.352/2017, dated 29.08.2017.
 12. This office DC letter even No. dated 06.09.2017.
 13. Applicant letter dated 21.09.2017.
 14. NOC from IAF in letter No.TC/14758/2/ATC(PC-599) dated 04.10.2017.

15. NOC from DF&RS in R.Dis.No.3455/C1/2017, PP NOC No.69/2017, dated 09.10.2017.
16. Applicant letter dated 13.10.2017 & 08.11.2017 with Bank Guarantee & Amendment and undertaking.
17. Applicant letter dated 28.11.2017 with structural drawing vetted by PWD.

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The Planning Permission for the Proposed construction of **Block No.3** : Basement Floor + Stilt floor Part / Ground floor Part + 8 Floors Building for Professional & Business Office purpose and Additional Constructions in **Block No.1** : 1st fl(part)+ 2nd floor over the existing Ground floor +1st fl(part)Dormitory Room & Prayer hall & **Block No.2** : 2nd Floor over existing Ground Floor + 1st Floor Class Rooms at Old Door No. 17 & 18, New No. 48 & 50, Prakasam Street, T. Nagar, Chennai – 17 bearing T.S. no. 8501, 8504, Block No. 110, Thiyagaraya Nagar village has been examined and Planning Permission is issued based on the Government approval accorded in the reference 8th cited subject to the usual conditions put forth by CMDA in reference 12th cited, including compliance of conditions imposed by the Government agencies in the reference 2nd, 4th, 14th, and 15th cited;

2. The applicant has remitted the following charges in letter dated 21.09.2017

Sl.No	Charges/Fees/Deposits	Total Amount	Receipt No. & date.
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.2,90,000/- (Rupees Two Lakh and Ninety Thousand Only)	Receipt No. B005691, dated 27.09.2017
ii)	Balance Scrutiny fee.	Rs.10,000/- (Rupees Ten Thousand only)	
iii)	Open space reservation charges	Rs.30,30,000/- (Rupees Thirty Lakhs and Thirty Thousand Only)	
iv)	Security Deposit for Building	Rs.30,50,000/- (Rupees Thirty lakh and Fifty Thousand only)	Bank Guarantee
v)	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten Thousand only).	Receipt No. B005691, dated 27.09.2017
vi)	Infrastructure & Amenities charges	Rs.37,00,000/- (Rupees Thirty Seven lakhs only)	
vii)	Shelter Fee	Rs.27,75,000/- (Twenty Seven Lakhs Seventy Five Thousand Only)	

3. The applicant has furnished the Bank Guarantee in BG.No.04230100000058, dated 21.09.2017 and Amendment No. 01, dated 01.11.2017 drawn from Axis Bank Ltd, Thiruvanmiyur Branch - 423, for a sum of Rs.30,50,000/- (Rupees Thirty lakh and Fifty Thousand only) towards Security Deposit of building with a validity up to 31.12.2022.

4. The applicant has also furnished a Demand Draft for a sum of Rs. **10,30,000/-** (Rupees Ten Lakhs and Thirty Thousand Only) drawn at Axis Bank Ltd, Ayanavaram, Chennai in favour of the Managing Director, CMWSSB towards Infrastructure Development Charge.

5. The Applicant has also furnished an undertaking to abide by the terms and conditions put forth by Police (Traffic), DF&RS, AAI, IAF and the conditions imposed by CMDA in the reference 13th and 16th cited. 33

6. 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.

7. The applicant has to submit the necessary sanitary application directly to CMWSSB and only after due sanction he can commence the internal sewer works.

8. 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.

9. 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.

10. 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.

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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.

11. 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.


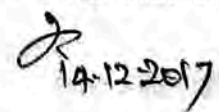
12. The project promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be , in any Real Estate Project or part of it, only after registering the Real Estate Project with the Real Estate regulatory Authority.

13. 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.

14. Two sets of approved plans numbered as C/PP/MSB -IT/54(A to D)/2017, dated 13.12.2017 in Planning Permit No. 11182 are sent herewith. The Planning Permit is valid for the period from 13.12.2017 to 12.12.2022.

15. 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,


14-12-2017
for MEMBER-SECRETARY

14-12-2017

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

Copy to:

1.	M/s. SRI KAUSALYA CONSTRUCTIONS LTD., (POA of BALAMANDIR KAMARAJ TRUST), No.4. Jayalakshmiapuram 1 st street, Nungambakkam, Chennai - 600 034.	
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.	

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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. A.Venkata Krishnan, LS Class I No.RA.41 No.18, Third Seaward Road, Valmiki Nagar, Thiruvanmiyur, Chennai.600 041.	BY SPEED POST
9.	Thiru. Alex Jacob, Structural Engineer Licensed Surveyor Class I - 433, 41/1A, Beach Road, Kalakshetra Colony, Chennai.600 090.	BY SPEED POST
10.	Thiru. Ravi Site Engineer Engineering & Project Management Solutions New No.16, (Old 82), 1 st Floor, 4 th Main Road, Gandhi Nagar, Adayar, Chennai - 600 020.	BY SPEED POST

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 11182

C/PP/MSB/54(AtOD)/2017 Date of Permit 13/12/2017

File No. C3(S)/17182/2016, m/s. Sri Kausalya Constructions Ltd.
(PWA of Babmandir Kamaraj Park)

Name of Applicant with Address. No. 4, Jayalakshmi Puram I, Street,
Nungambakam, Chennai - 600 034

Date of Application 10.11.2016

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

Site Address Annexure Enclosed

Division No. I

Development Charge paid Rs. 2,90,000/- Challan No. B005691 Date 27.9.17

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 subject to the
condition overleaf.

12/12/2022

3. The permit expires on _____
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.

[Signature]
12/12/17

[Signature]
14.12.2017
For MEMBER SECRETARY

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Annexure

Chennai Metropolitan Development Authority

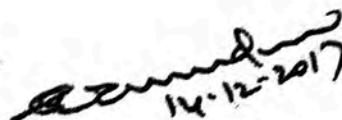
Permit No. 11182 - 4/17/17

C/PP/MSB-IT/54(AtoD)/2017

File No.C3(S)/17182/2017 dated .12.2017.

CMDA - Area Plans Unit - MSB (South) Division -
Planning Permission for the Proposed construction of
Block No.3 : Basement Floor + Stilt floor Part /
Ground floor Part + 8 Floors Building for Professional
& Business Office purpose and Additional
Constructions in **Block No.1** : 1st fl(part)+ 2nd floor
over the existing Ground floor +1st fl(part) Dormitory
Room & Prayer hall & **Block No.2** : 2nd Floor over
existing Ground Floor + 1st Floor Class Rooms at Old
Door No. 17 & 18, New No. 48 & 50, Prakasam
Street, T. Nagar, Chennai - 17 bearing T.S. no.
8501, 8504, Block No. 110, Thiyagaraya Nagar
village applied by **M/s. SRI KAUSALYA
CONSTRUCTIONS LTD.**, (POA of BALAMANDIR
KAMARAJ TRUST)


12.12.17


14.12.2017

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பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
நகரமைப்பு பிரிவு - பணித்துறை
Town Planning Section-Works Department

Building Permission

(1919 ஆம் ஆண்டுடன் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின படி)

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண் / Building Plan No		திட்ட அனுமதி எண் / Plan Submission No	
CEBA/WDCN09/00062/2018		C3(S)17182/2016 - 13/12/2017	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுப்பப்பட்ட நாள் / Application Date
N09	N113	23/02/2018	23/02/2018
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS SRI KAUSALYA CONSTRUCTIONS LTD POA OF BALAMANDIR KAMARAJ TRUST-NO.4, JAYALAKSHMIPURAM, 1ST STREET, NUNGAMBAKKAM, CHENNAI-600034	
சேவாபெற்று தகவல் / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Door No: OLD No. 17 AND 18, NEW NO. 48 AND 50, Block No: 110, Plot No: -, Survey No: T.S. NO. 8501 AND 8504, PRAKASAM STREET, T. NAGAR, CHENNAI, 600017	
Building License Fees		980400	
Regularisation Charges (penalty under section 244A)		40000	
Road cut charges - CMWSSB SEWERAGE		42300	
Road cut charges - CMWSSB, WATER		42300	
Road cut charges - TNEB		42400	
Scrutiny Fees		600	
மொத்தக் கட்டணம் / Total (In Rs.)		1148000	

Amount (in words): Rupees Eleven Lakhs Forty Eight Thousands Only

M W G. W. F. DD Details : DD Number: 002690 Amount: 1070000 Rs. Date: 15/02/2018 Bank: AXIS BANK LTD.

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Sanctioned for CMDA Proposal- only for Building Permit Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

இந்த அனுமதி 22/08/2018 ஆம் தேதிக்குள் வேலை தொடங்குவதில் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி முடிவு நாள் 22/02/2020

This Sanction will expire if the construction is not started with in 22/08/2018

If Construction started Building Permit is valid up to 22/02/2020

Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)

23/02/18
23/02/18
23/02/18

23/2/18