

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(N)/5335/2018, dated: 10.02.2023

To

The Commissioner,
Ripon Buildings,
Greater Chennai Corporation,
Chennai – 600 003.

Sir,

Sub: CMDA – Area Plans Unit - MSB (North) Division – Planning Permission for the proposed construction of Basement Floor + Stilt Floor + 1st Floor to 2nd Floor (parking) + 3rd Floor to 19th Floor Multi-Storeyed Residential building with 906 dwelling units and Open Swimming Pool at 3rd Floor level by availing Premium FSI at Survey No.36/16B2 of Perungudi village, Anna Nedunsalai, Chennai within the limits of Greater Chennai Corporation, applied by **Jain Housing & Constructions Ltd.**, represented by Thiru Suresh Tiwari - Approved - Reg.

- Ref:
1. Planning Permission Application received in SBC No. MSBS/2018/000162 dt.05.04.2018.
 2. Site approval issued in Planning Permission No. C/PP/MSB-IT/Site Approval/ 01/2012 vide Letter No. C3/7430/2012 dt.07.11.2012
 3. Earlier approval issued in Planning Permission No. C/PP/MSB-IT/53 A to M/2013, Permit No. 8120 dt.19.09.2013 vide Letter No. C3/16942/2012 valid up to 18.09.2016.
 4. Renewal of Planning Permission issued in PP. No. C/PP/MSB-IT/15 A to M/2017, Permit No. 11141 dt.27.03.2017 vide Letter No. EC/S-II/9420/16 valid upto 18.09.2019. ✓
 5. Minutes of 241st MSB Panel meeting held on 17.05.2018.
 6. Applicant letter dt.15.02.2019 enclosing revised plans.
 7. Minutes of 249th MSB Panel meeting held on 28.03.2019.
 8. This office letter even no. dated 11.04.2019 addressed to the Commissioner, Greater Chennai Corporation.
 9. This office letter even no. dated 11.04.2019 addressed to the applicant.
 10. Applicant letter dated 15.04.2019.
 11. Minutes of 250th MSB Panel meeting held on 15.05.2019.
 12. Applicant letter dt.01.10.2019 enclosing Revised Plans.
 13. Minutes of 254th MSB Panel meeting held on 12.11.2019.
 14. This office letter even No. dt.21.11.2019 addressed to the applicant.
 15. Applicant letter dt.06.12.2019.
 16. DF&RS NOC Letter D. Dis. No.19388/C1/2012, PP.NOC. No. 225/2012 dt.14.12.2012.
 17. Traffic Police NOC received in Letter Rc. No. Tr./License/575/12966/2018 dt.16.07.2018 for 766 Dwelling Units
 18. AAI NOC Letter NOC ID No. CHEN/SOUTH/B/111719/434357

- ✓ 19. dt.25.11.2019 valid up to 24.11.2027 (Requested Height: 66.48m).
IAF NOC Letter No. TAM/5218/ATC (PC-40/19) dt.30.07.2019.
20. Applicant letter dt.15.10.2020, 21.10.2020 & 04.11.2020 enclosing revised plans along with other particulars.
21. Environmental Clearance Letter No. SEIAA/TN/F.1573/ EC/ 8(a)/ 249/2013 dt.04.03.2014.
22. This office letter even no. dated 08.12.02020.
23. Govt. Letter (Ms) No. 48 H & UD (UD 1) Dept., dated 26.02.2021.
24. Amendment Letter R.Dis.No.14526/C1/2020, dt. 08.03.2021 from DF & RS issued for the DF & RS NOC already issued in Letter R. Dis. No. 9510/C1/2018, dated 24.10.2018 (PP. NOC. No.138/2018).
25. Applicant letter dated 07.04.2021 & 15.04.2021.
26. G.O.(Ms) No. 35 H & UD (UD-1(1) Dept., dated 18.02.2020 issued for adjustment of Premium FSI charges.
27. This office DC advice letter even no. dated 22.04.2021.
28. Applicant representation dated 27.04.21
29. This office letter even no. dated 16.10.2021 to the Government.
30. Letter No. 17948/UD 1(1)/2021 – 1, dated 27.01.22 received from the Government.
31. This office letter even no. dated 15.03.2022 to the Government.
32. Letter No. 17948/UD 1(1)/2021 – 2, dated 06.05.22 received from the Government.
33. This office letter even no. dated 18.06.2022 to the Government.
34. Letter No. 17948/UD 1/2021 – 2, dated 11.07.22 & 05.08.22 received from the Government.
35. This office letter even no. dated 15.09.2022 to the Government.
36. G.O.(Ms.) No. 189 H & UD [UD 1] Department, dated 26.10.2022 issued for adjustment of Premium FSI charges.
37. Applicant letter dated 31.10.22 received on 01.11.22 enclosing the copy of G.O.(Ms.) No. 189 H & UD [UD 1] Department, dated 26.10.2022.
38. This office Supplementary DC advice Letter even No. dated 22.11.2022 to the applicant.
39. Applicant letter dated 01.12.2022 along with Undertakings & other additional particulars.
40. Applicant letter dated 20.12.2022 enclosing Bank Guarantee dt.19.12.2022 for the charges of SD for building.
41. Applicant letter dated 22.12.2022 enclosing receipt for remittance of DC & Other charges.
42. Environmental Clearance Amendment issued in Letter No. SEIAA-TN/F.No.1573/EC(a)/249/Amend/2013, dated 11.12.2020.
43. Applicant letter dated 01.02.2023 enclosing one set of final plans & undertaking for obtaining Amendment to Environmental Clearance already issued and another letter dated 08.02.23 enclosing 5 sets of final plans.
44. Environmental Clearance (EC) issued in Letter No. SEIAA-TN/F.No.9218/EC/8(a)/901/2023, dated 27.01.2023.

The Planning Permission for the proposed construction of Basement Floor + Stilt Floor + 1st Floor to 2nd Floor (parking) + 3rd Floor to 19th Floor Multi - Storeyed Residential building with 906 dwelling units and Open Swimming Pool at 3rd Floor level by availing Premium FSI For JAIN HOUSING AND CONSTRUCTIONS LTD.

at Survey No. 100/2022 of Perungudi village, Anna Nedunsaai, Chennai within the limits of Greater Chennai Corporation, applied by **Jain Housing & Constructions Ltd.**, represented by Thiru Suresh Tiwari has been examined and Planning Permission is issued based on the Govt. order issued in the reference 23rd cited subject to the usual conditions put-forth by CMDA including compliance of conditions put forth by Traffic (Police), AAI, IAF, DF&RS, and Environmental Clearance & Amendments to Environmental Clearance in the references 17th, 18th, 19th, 21st, 24th, 42nd & 44th cited.

2. The applicant has remitted the following additional DC charges vide receipt No. **B0022640, dated 22.12.2022** furnished in the reference 41st cited after adjusting the charges already paid in the earlier approval issued in the reference 3rd cited.

i)	Development charges	Rs. 50,000/- (Rupees Fifty Thousand only)
ii)	Balance Scrutiny Fee	Rs. 1,10,000/- (Rupees One LakhandTen Thousandonly)
vi)	Security Deposit for Display board	Rs. 10,000/- (Rupees Ten Thousand only)
vii)	Security Deposit for STP	Rs. 96,000/- (Rupees Ninety Six Thousand only)
viii)	I & A Charges	Rs. 23,75,000/- (Rupees Twenty Three Lakh and Seventy Five Thousandonly)
ix)	Shelter Fee	Rs. 2,05,75,000/- (Rupees Two Crore and Five Lakh and Seventy Five Thousand only)
xI)	Flag day Contribution	Rs. 500/- (Rupees Five Hundred only)

3. The applicant has furnished Bank Guarantee vide BG No. 0009NDDG00111123 dt 19.12.2022 issued by ICICI bank for an amount of **Rs. 3,68,60000/- (Three Crore sixty eight lakhs and sixty thousand only)** towards the charges for SD for building valid for 5 years up to 18.12.2027. The Bank Guarantee was sent to Finance Division on 28.12.22 for safe custody.

4. The applicant has gifted OSR area measuring an extent of 2027.65 sq.m. vide gift deed Doc. No.5597/2012, dt. 04.10.2012 while obtaining site approval in Letter No.C3/7430/2012 and subsequently, the applicant has relocated the OSR area for the same extent in the revised proposal for MSB development vide rectification deed Doc. No. 2118/2013, dt. 25.03.2013 while obtaining revised proposal in Letter No.C3/16942/2012 dt. 09.09.2013.

5. The applicant has to comply with all the conditions stipulated in the NOCs issued by the Traffic (Police), AAI, IAF, DF&RS, and Environmental Clearance & Amendments to Environmental Clearance. The applicant has furnished an undertaking to abide by the terms and conditions put forth in the NOCs in the reference 39th cited.

6. The Promoter has to submit the necessary sanitary application directly to Local Body 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 to a single sump for the above premises for purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 100 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. Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. This 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 connected 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 its continued structural stability of the buildings.

The applicant has also furnished Structural drawings vetted by S.E, PWD dt 17.08.2020 in the reference 20th cited.

8. (i) 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 consider only the aspect on whether the applicant prima facie has a right to carry out development on the site under reference.

(ii) 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. The applicant 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.

10. Applicant has to erect temporary lightning arrester during the entire construction phase of the project.

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11. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority.

12. 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 atleast 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.

13. The applicant shall reserve 1/3rd open Terrace Area for erection of Solar Photo Voltaic Panel & Solar Water Heating System and the same has to be ensured before issue of Completion Certificate.

14. 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.

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

16. 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 regards the applicant has furnished notarized undertaking.

17. 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.

18. Two sets of plans for the proposal is approved and numbered as Planning Permission No.C/PP/MSB/04/(A to K)/2023, dated 10.02.2023 in Permit No.14582 are sent herewith. The Planning Permission is valid for the period from 10.02.2023 to 09.02.2031.

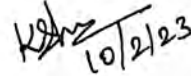
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19. The Commissioner, Poonamallee Panchayat Union is requested to take necessary further action for issue of Building Permit under the Local Body Act.

20. This approval is not final. The applicant has to commence the project only after obtaining necessary Building Permit under the Local Body Act.

Yours faithfully,


for MEMBER SECRETARY.


10/2/23

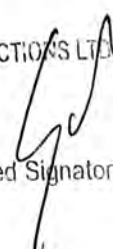
Encl:

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

Copy To:

1. **Jain Housing & Constructions Ltd**
Represented by Thiru Suresh Tiwari
No.98/99, Habibullah Road, T.Nagar,
Chennai 600 008.
(This approval is not final; you have to approach The Commissioner, Greater Chennai Corporation for issue of Building Permit).
2. The Deputy Planner, Enforcement Cell (N), CMDA, Chennai-8
(With one set of approved plans)
3. The Commissioner of Income Tax,
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai-34.
4. The Director of Fire & Rescue Service P.B.No.776,
Egmore, Chennai-8. (With one set of approved plans)
5. The Chief Engineer,
CMWSSB, No.75, Santhome High Road,
Santhome, MRC Nagar,
R.A. Puram, Chennai-600 028.
6. The Addl. Commissioner of Police (Traffic),
Egmore, Chennai-8.
7. The Chief Engineer, TNEB, Chennai-2.
8. The Chairman,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Door No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008. (With one set of approved plans).
9. **Thiru. Ravuthar Naina Mohamed, B.Arch.,**
Registered Architect & Licensed Surveyor,
C.A./2014/65902, R.A.No.704
No.187, Habibullah Road,
T.Nagar, Chennai- 600 017.
10. **Thiru. S.Padmanabhan,**
Registered Structural Engineer,
Regn. No.SE/GR-I/19/05/123

For JAIN HOUSING AND CONSTRUCTIONS LTD


Authorised Signatory

Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 14582

Date of Permit 10/02/2023

C/PP/MSB/04 (A to K)/2023

File No. C3(N)/5335/2018

Name of Applicant with Address Jain Housing & Constructions Ltd.
Represented by Thiru. Suresh Tiwari

No. 98/99, Habibullah Road, T. Nagar,
Chennai - 600 008.

Date of Application 05.04.2018

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

Site Address As per Annexure

Division No.

Development Charge paid Rs. 50,000/- Challan No. B0022640 Date 22.12.2022

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 09/02/2031 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.~~

Govt. Letter (MS) No. 48 H2UD(UD1) Dept For MEMBER SECRETARY
dated. 26.02.2021

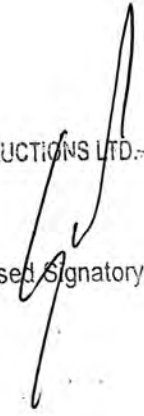
For JAIN HOUSING AND CONSTRUCT

CONDITIONS

- Note : 1. According to Section 79 of the T. & C. P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision or order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated
2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the planning permission in the event of planning permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.

For JAIN HOUSING AND CONSTRUCTIONS LTD.

Authorised Signatory



ANNEXURE

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**File No.C3(N)/5335/2018,
Permit No. 14582**

Planning Permission No. C/PP/MSB/04/(A to K)/2023

Planning Permission for the proposed construction of Basement Floor + Stilt Floor + 1st Floor to 2nd Floor (parking) + 3rd Floor to 19th Floor Multi-Storeyed Residential building with 906 dwelling units and Open Swimming Pool at 3rd Floor level by availing Premium FSI at Survey No.36/16B2 of Perungudi village, Anna Nedunsalai, Chennai within the limits of Greater Chennai Corporation, applied by **Jain Housing & Constructions Ltd.**, represented by Thiru Suresh Tiwari.

G. Suresh Tiwari
15/02/23

For JAIN HOUSING AND CONSTRUCTIONS LTD.

Authorised Signatory