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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008

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E-mail: mscmda@tn.gov.in

Web site: www.cmdachennai.gov.in

Dated: 04.03.2019

Letter No. C3(S)/14626/2018

To
The Commissioner,
Greater Chennai Corporation,
Chennai.

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission for the proposed construction of Multistoried Group Development Residential Building with 4 Blocks consisting of Combined Stilt floor(Parking) + Combined 1st floor (parking) with **Block 1:** 2nd floor to 18th floors (51 Dwellings Units), **Block 2 & 3:** 2nd floor to 17th floor (96 + 96 Dwellings Units), **Block 4:** 2nd floor to 18th floor (68 Dwellings Units), Totally **311** Dwellings Units and Swimming Pool at Ground level in S.No.646, 743/1, 2A1, 2A2, 2A3, 2B, 3A of Sholinganallur village, Chennai applied by **M/s. Sobha Ltd** (GPA)- Approved and forwarded to local body for issue of building license - Regarding.

- Ref:
1. Planning Permission Application received in the APU No. MSB/405/2018, dated 20.08.2018.
 2. NOC from **AAI** in letter No. CHEN/SOUTH/B/021618/281641, dated 16.02.2018.
 3. NOC from **DF&RS** in letter R.Dis.No.2089/3254/C1/2017, PP. NOC. No.36/2018, dated 22.03.2018.
 4. NOC from **PWD** in letter no. DB/T5(3)/F-I-001827 Sollinganallur /2018/08.05.2018.
 5. NOC from **Police** (Traffic) in letter Rc.No.Tr/License/260 /5678/2018, dated 12.05.2018
 6. Minutes of the 243th MSB Panel meeting held on 18.09.2018
 7. Applicant letter dated 01.10.2018 with revised plan
 8. This office letter even No. dated 04.10.2018 addressed to the Government
 9. Letter No.21942/UD1/2018-1, dated 01.11.2018 received from the Government.
 10. This office letter even No. dated 29.11.2018 addressed to the Government.
 11. Government letter (Ms) No. 171, H&UD dept, dated 14.12.2018.

12. This office letter (DC Advice) even No. dated 21.12.2018 addressed to the applicant.
13. Environment Clearance (EC) in letter No. SEIAA/TN/F/MS/17/REG/8(a)/624/2018, dated 31.12.2018.
14. OSR portion gifted to CMDA vide gift deed document No.981/2019, dated 07.02.2019 & UO note received from TDR division in UO note No.TDR/OSR/2058/2019, dated 14.02.2019
15. **link road** portion gifted to CMDA vide gift deed document No.979/2019, dated 07.02.2019 & UO note received from TDR division in UO note No.TDR/OSR/2059/2019, dated 14.02.2019
16. Memorandum of Upper floor parking registered in document No.981/2019, dated 07.02.2019.
17. Applicant letter dated 18.02.2019 with undertakings
18. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and The Government letter No. TNREPA/261/2017, dated 09.08.2017.
19. G.O. (Ms) No.135, dated 21.07.2017 (Shelter Fee)
20. G.O. (Ms) No.85, H&UD (UD4(3)) Dept., dated 16.05.2017
21. G.O. (Ms) No.147, H&UD (UD1) Dept., dated 26.10.2018.

* * *

The Planning Permission for the proposed construction of Multistoried Group Development Residential Building with 4 Blocks consisting of Combined Stilt floor (Parking) + Combined 1st floor (parking) with **Block 1:** 2nd floor to 18th floors (51 Dwellings Units), **Block 2 & 3:** 2nd floor to 17th floor (96 + 96 Dwellings Units), **Block 4:** 2nd floor to 18th floor (68 Dwellings Units), Totally **311** Dwellings Units and Swimming Pool at Ground level in S.No.646, 743/1, 2A1, 2A2, 2A3, 2B, 3A of Sholinganallur village, Chennai has been examined and Planning Permission is issued based on the Government approval accorded in the reference 11th cited subject to the usual conditions put forth by CMDA in reference 12nd cited, including compliance of conditions imposed by the Government agencies in the reference 2nd, 3rd, 4th, 5th & 13th cited

2. The applicant has remitted the following charges in the reference 17th cited vide receipt No. B008812, dated 10.01.2019

Sl.No	Charges/Fees/Deposits	Total Amount	Receipt No. & date
i)	Development charge	Rs.14,90,000/- (Rupees Fourteen Lakhs and Ninety Thousand Only)	Receipt No. B008812, dated 10.01.2019
ii)	Balance Scrutiny fee	Rs.1,10,000/- (Rupees One Lakh and Ten Thousand only)	
iii)	Regularisation Charges	Rs.15,80,000/-(Rupees Fifteen Lakh and Eighty Thousand Only)	
iv)	Security Deposit for Display Board	Rs.10,000/-(Rupees Ten Thousand only)	

v)	Security Deposit for STP	Rs.3,24,000/- (Rupees Three Lakh and Twenty Four Thousand Only)	
vi)	Infrastructure & Amenities charges	Rs.1,91,70,000/- (Rupees One crore Ninety One Lakhs and Seventy Thousand only)	
vii)	Shelter Fee	Rs.1,43,77,500/- (Rupees One Crore Forty Three Lakhs Seventy Seven Thousand and Five Hundred only)	
viii)	Security Deposit for Building	Rs.2,89,00,000/- (Rupees Two Crore and Eighty Nine Lakhs only)	Bank Guarantee - furnished

3. The applicant has furnished the Bank Guarantee for Rs.2,89,00,000/- (Rupees Two Crore and Eighty Nine Lakhs only) in BG No. 009918IGPER0052, dated 27.12.2018 from Andhra Bank, (560 042) Cantonment Branch, Bangalore - 42 in lieu of Security Deposit for Building. Further Andhra Bank, (560 042) Cantonment Branch in letter No.0099/1/Sobha, dated 27.12.2018 for quick encashment, CMDA can approach Andhra Bank, T.Nagar Branch.

4. The applicant has gifted the OSR portion to CMDA vide gift deed document No.980/2019, dated 07.02.2019 & UO note received from TDR division in UO note no.TDR/OSR/2058/2019, dated 14.02.2019. The applicant has also gifted the **link road** to CMDA vide gift deed document No.979/2019, dated 07.02.2019 & UO note received from TDR division in UO note no.TDR/OSR/2059/2019, dated 14.02.2019.

5. With respect to the upper floor parking the applicant has executed Memorandum of Upper floor parking registered in document No.981/2019, dated 07.02.2019.

6. The Applicant has also furnished an undertaking in the reference 17th cited to abide by the terms and conditions put forth by Police (Traffic), DF&RS, AAI, & Environment Clearance and the conditions imposed by CMDA in the reference 12nd cited.

7. The Local Body is requested to ensure water supply and sewerage disposal facility for the proposal before issuing building Permit. It shall be ensured that all wells, overhead tanks are hermetically sealed with properly protected vents to avoid mosquito menace. Non provision of rain water harvesting structures shown in the approved plan to the satisfaction of the Authority will also be considered as a deviation to the approved plan and violation of Development Regulation and enforcement action will be taken against such development. The sewage Treatment plant should be maintained by the applicant / developer till handing over to the residents association.

8. 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 Town 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 / promoter 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 Architects and Structural Engineer and Construction Engineer has furnished necessary undertakings for Structural Design Sufficiency as well as for supervision in the prescribed formats.

9. 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.

10. 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 $\frac{1}{3}^{\text{rd}}$ of the total Terrace area by the applicant.

11. 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 18th cited.

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

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/09 (A to O) /2019**, dated **04.03.2019** in **Planning Permit No. 11950** are sent herewith. The Planning Permit is valid for the period from **04.03.2019 to 03.03.2024**.

16. This approval is not final. The applicant has to approach the *Commissioner, Greater Chennai Corporation*, Chennai for issue of Building Permit under the *Local Body Act*.

Yours faithfully,

H. Wimalan
4/3/19
For **PRINCIPAL SECRETARY /**
MEMBER-SECRETARY

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

Copy to:

1.	M/s. Sobha Ltd(GPA), Polyhose Towers, 5 th floor, SPIC Annex, No.88, Mount Road, Guindy, Chennai – 600 032.	
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. S. Dinesh, Architect, CA/2005/35944, No.224, N-Block, 27 th Street, Anna Nagar East, Chennai – 600 102.	BY SPEED POST

9.	Thiru. Dr.Alex Jacob , Structural Engineer L.S. No. 433, Class – I, No. 41/A, Beach Road, Kalakshetra Colony, Chennai – 600 090.	BY SPEED POST
10.	Thiru.Ramani Ramachandran , Site Engineer, Polyhose Towers, 5 th floor, SPIC Annex, No.88, Mount Road, Gulndy, Chennai – 600 032.	BY SPEED POST

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Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 11950

C/PP/MSB/09(A to Q)/2019 Date of Permit 04/03/2019

File No. C3(S)/14.626/2018

Name of Applicant with Address.....

M/s. Sobha Ltd (GPA)
Polyhose Tower,
5th floor SPIC Annex
No. 88, Mount Road,
Guindy, Chennai-600 032.
Date of Application, 20.02.2018.

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

Site Address..... Annexure..... Enclosed.....

Division No.....

Development Charge paid Rs. 14,90,000/- Challan No. B008812 Date 10.01.2019

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 03-03-2024
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. 171
H&UD dept
dt. 14.12.2018.

M. Nimaladevi
For MEMBER SECRETARY

CONDITIONS

Annexure

Chennai Metropolitan Development Authority

Permit No. 11950

C/PP/MSB/09 (A to O)/2019

File No.C3(S)/14626/2018 dated .03.2019.

CMDA – APU – MSB (South) Division – Planning
Permission for the proposed construction of
Multistoried Group Development Residential
Building with 4 Blocks consisting of Combined
Stilt floor (Parking) + Combined 1st floor
(parking) with **Block 1**: 2nd floor to 18th floors
(51 Dwellings Units), **Block 2 & 3**: 2nd floor to
17th floor (96 + 96 Dwellings Units), **Block 4**:
2nd floor to 18th floor (68 Dwellings Units),
Totally **311** Dwellings Units and Swimming Pool
at Ground level in S.No.646, 743/1, 2A1, 2A2,
2A3, 2B, 3A of Sholinganallur village, Chennai
applied by **M/s. Sobha Ltd** (GPA).



பெருநகர் சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவில் 109)

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண் / Building Plan No		கட்டிட அனுமதி எண் / Plan Submission No	
CEBA/WDCN15/00056/2019		C3(S)/14626/2018 - 04/03/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	அனுமதி எண் / Application No
N15	N198	11/03/2019	11/03/2019
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS. SOBHIA LTD GPA-POI YH051 TOWER, 5TH FLOOR SPIC ANNEX, NO:88, MOUNT ROAD, GUINDY, CHENNAI- 600032.	
சேவையளிக்கும் தன்மை / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Block No:-, Plot No:-, Survey No:-646, 743/1, 2A1, 2A2, 2A3, 2B, 3A, Sholinganallur, CHENNAI, 600119	
Building License Fees		7572000	
Road cut charges - CMWSSB SEWERAGE		53000	
Road cut charges - CMWSSB, WATER		53000	
Road cut charges - TNEB		53000	
Scrutiny Fees		600	
Tentative improvement charges		8636000	
மொத்தக் கட்டணம் / Total (In Rs.)		16767600	

Amount (in words): Rupees One Crore Sixty Seven Lakhs Sixty Seven Thousands Six Hundred Only

M.W.G.W.F. DD Details : DD Number: 013736 Amount: 9637000 Rs. Date:08/03/2019 Bank:AXIS BANK LTD.

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்மீது 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 10/09/2019 ஆம் தேதிக்குள் வேலை தொடங்குவதில் தாமதமாகிவிட்டால் கட்டணம் திரும்பி கொடுக்கப்படும். அனுமதி முடிவு நாள் 10/03/2021

This Sanction will expire if the construction is not started with in 10/09/2019

If Construction started Building Permit is valid up to 10/03/2021

Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)