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BY REGISTERED POST WITH ACK. DUE



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
 Thalamuthu Natara jan 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)/0498/2019

Dated: 30.09.2021

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

Sir,

Sub:	CMDA – Area Plans Unit – High Rise Building (North) Division – Planning Permission Application for the proposed construction of Group development of High Rise Residential cum Commercial Building in which Block No. A & B: Stilt Floor + 8 floors with 88 dwelling units in each block; Block No. C: Stilt Floor part / Ground Floor part (for club house use) + 1 st Floor (for partly Residential & partly club house use) + 2 nd floor to 8 th Floor with 78 dwelling units; Block No. D & E: Stilt Floor + 1 st Floor to 8 th Floor with 88 dwelling units in each block, Totally 430 dwelling units and Block No. F(commercial): Basement Floor + Ground Floor + 2 floors abutting Ambattur - Puzhal Road, Puzhal, Chennai – 600 066, Comprised in Old Survey No.461, then S No.461/1A1A as per Patta New S.No.461/4 of Puzhal Village, Madhavaram Taluk, within the limits of Greater Chennai Corporation, applied by M/S. Swagat Enterprises , Rep. by its authorised signatory Thiru. PHILIP ZACHARIAH , Rep. as a partnership firm to M/s.Padmavathi Developers Pvt. Ltd., – Approved - Reg.	
Ref:	1.	PPA received on 09.07.2019 in SBC No. MSBN/2019/00498.
	2.	Minutes of the 253 rd MSB Panel meeting held on 13.09.2019.
	3.	This office letter even no dt.26.09.2019 & 05.11.2019.
	4.	NOC received from Police (Traffic) in letter no. Tr./License/802/23692/2019 dt. 29.10.2019.
	5.	NOC issued by the PWD in letter no. DB/T5 (3)/F – 009089- Inundation – Puzhal/2019/M/04.11.2019.
	6.	This office letter even no dt.08.11.2019.
	7.	NOC issued by DF & RS in letter no. C1/15330/2019, NOC.No.138/2019 dt. 09.10.2019.
	8.	The applicant letter received dt. 16.12.2019.
	9.	NOC obtained from AAI in NOCID No. CHEN/SOUTH/B/093019/431749 to 431754 dt. 09.10.2019.
	10.	This office letter even no dt. 24.01.2020 addressed to the Govt.

11.	Govt., letter (Ms) no. 112 H & UD (UD-1) dept., dt. 05.08.2020.
12.	GLV taken in website on 11.09.2020 from SRO, Redhills.
13.	The applicant letter received on 04.03.2020.
14.	G.O. (Ms). No. 31 H & UD [UD4(3)] Department dt. 31.01.2020.
15.	G.O. (Ms). No. 54 H & UD [UD4(3)] Department dt. 12.03.2020.
16.	G.O. (Ms). No. 83 H & UD [UD4(3)] Department dt. 25.06.2020.
17.	Circular memo No. C3(N)/255/2019 dt.10.08.2020.
18.	This office D.C & other charges demand notice issued in letter even no dt.09.10.2020.
19.	The applicant letter received dt. 17.11.2020.
20.	This office letter even no dt.20.11.2020.
21.	The applicant letter received dt. 04.12.2020.
22.	Minutes of the 260 th MSB Panel meeting held on 09.02.2021.
23.	This office letter even no dt.16.02.2021 addressed to TNAGEDCO.
24.	This office letter even no dt.20.04.2021.
25.	The applicant letter received dt.02.03.2021.
26.	Letter no. CE D/N/CHN/EE.T/AEE.T1/ F.Eos Swagat/ Land/ D.67/21 Dt.03.03.2021 received from the TANGEDCO, Chief Engineer/Distribution, North region, ANNA Salai, Chennai – 02
27.	The applicant letter received dt.23.04.2021
28.	This office letter even no dt.29.06.2021.
29.	The applicant letter received dt.05.07.2021.
30.	This office letter even no dt.12.07.2021 addressed to SRO, Redhills.
31.	This office letter even no dt.22.07.2021 addressed to Chief Engineer/Distribution Northern Region.
32.	Letter no. CE D/N/CHN/EE.T/AEE.T1/ F.Eos Swagat/ Land/ D.248/21 Dt.05.08.2021 received from the TANGEDCO, Chief Engineer/Distribution, North region, ANNA Salai, Chennai – 02
33.	This office reminder letter even no dt.31.08.2021.
34.	The applicant letter received dt.27.08.2021 & 02.09.2021.
35.	Environmental clearance issued in Letter No. SEIAA-TN/F.No.7373/EC/8(a)/723/2020 dt.17.10.2020.
36.	Certificate Rc.No. 7318/B1/2019 dt. 11.2019 issued by the Tahsildar, madhavaram Taluk, certifying that the land in as per Patt No. 7520 New S.No.461/4 – 2.43.50 Hect of Madhavaram village is owned by Director Thiru. Vinoth Kumar M/s.Padmavathi Developers Pvt.Ltd and there is not encroachment on Puzhal Eri water canal S.No.461/4 of Puzhal village neither land nor compound wall of the site.
37.	Gift deed doc. no. 8634/2021 dt.11.08.2021 for Street Alignment Portion of 89.44 sq.m.
38.	Gift deed doc. no. 8635/2021 dt.11.08.2021 for Link Road Portion of 1102.51

		sq.m.
	39.	Gift deed doc. no.8633/2021 dt. 11.08.2021 for OSR area of 2322.27 sq.m.
	40.	Structural Drawings vetted by PWD officials d.26.02.2021 furnished along with the applicant letter dt. 07.09.2021

The Planning Permission Application received in the reference 1st cited for the proposed construction of Group development of **High Rise Residential cum Commercial Building** in which **Block No. A & B:** Stilt Floor + 8 floors with 88 dwelling units in each block; **Block No. C:** Stilt Floor part / Ground Floor part (for club house use) + 1st Floor (for partly Residential & partly club house use) + 2nd floor to 8th Floor with 78 dwelling units; **Block No. D & E:** Stilt Floor + 1st Floor to 8th Floor with 88 dwelling units in each block, Totally 430 dwelling units and **Block No. F (commercial):** Basement Floor + Ground Floor + 2 floors abutting Ambattur - Puzhal Road, Puzhal, Chennai – 600 066, Comprised in Old Survey No.461, then S No.461/1A1A as per Patta New S.No.461/4 of Puzhal Village, Madhavaram Taluk, within the limits of Greater Chennai Corporation, applied by **M/S.Swagat Enterprises**, Rep. by its authorised signatory **Thiru. PHILIP ZACHARIAH**, Rep. as a partnership firm to M/s.Padmavathi Developers Pvt. Ltd., has been examined and Planning Permission is issued based on the Government Order issued in the reference 11th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by other Government Agencies in the references 4th, 5th, 7th, 9th, 32nd, 35th & 36th cited above.

2. The applicant has remitted the following charges vide receipt no. **B0017867** dt. 16.11.2020 in the reference 19th cited:

i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs. 9,26,000/- (Rupees Nine Lakhs and Twenty Six Thousands only)
ii)	Balance Scrutiny Fee	Rs.45,000/- (Rupees Forty Five Thousands only)
iii)	Regularisation charges	Rs. 23,27,000/- (Rupees Twenty Three Lakhs and Twenty Seven Thousands only)
iv)	Infrastructure & Amenities Charges	Rs. 1,98,90,000/- (Rupees One Crore and Ninty Eight Lakhs and Ninty Thousands only)
v)	Security Deposit for STP	Rs. 5,35,000/- (Rupees Five lakhs and Thirty Five Thousands only)
vi)	Security Deposit for Display Board	Rs. 10,000/- (Rupees Ten Thousands only)

3. The applicant has also remitted the following revised DC charges vide receipt no. B0019074 dt. 22.04.2021 and Flag day fund receipt no. 14022 dt.22.04.2021 in the reference 27th cited:

i)	Balance Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs. 25,000/- (Rupees Twenty Five Thousands only)
ii)	Scrutiny Fee	Rs.1,80,000/- (Rupees One Lakh and Eighty Thousands only)

iii)	Balance Security Deposit (For Building)	Rs. 3,45,000/- (Rupees Three Lakhs and Forty Five Thousands only)
iv)	Premium FSI charges	Rs. 63,45,000/- (Rupees Sixty Three lakhs and Forty Five Thousands only)
v)	Flag day contribution (By cash)	Rs. 500/- (Rupees Five Hundreds only)

4. The applicant has furnished **Bank Guarantee No. 004GT02203210004** Dt. **16.11.2020** for an amount of **Rs.1,20,85,000/-** (Rupees One Crore and Twenty Lakhs and Eighty Five Thousand only) towards the remittance of **SD for Building** issued by the **HDFC Bank**, ITC Centre, Anna Salai Branch, Chennai – 600 002. **Valid up to 15.11.2025.**

5. The applicant has to comply with all the conditions stipulated in the NOCs issued by the Police (Traffic), DF&RS, AAI & PWD. In this regard, the applicant has also furnished an undertaking in the reference 34th cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by Police (Traffic), DF&RS, AAI, PWD & Environmental Clearance.

6. The Promoter has to submit the necessary sanitary 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 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 TNCD&BR - 2019 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 / Registered Engineers / 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. In this regard, the applicant along with the Architect, Structural Engineer, Geo – Technical consultant and Construction Engineer has furnished undertaking in Form – C format.

The applicant has also furnished structural design drawing for the proposed building vetted by the Superintending engineer, PWD dt. 26.02.2021 in the reference 40th cited.

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 consider only the aspect on 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. 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.

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.

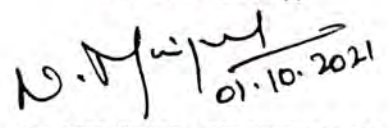
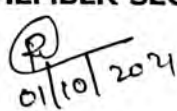
18. Two sets of plan for the proposal is approved and numbered as Planning Permission No. C/PP/MSB/ 50 (A to I)/2021, dated 30.09.2021 in Permit No. 13300 are sent herewith. The Planning Permission is valid for the period from 30.09.2021 to 29.09.2026.

19. 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.

20. The Commissioner, Greater Chennai Corporation is requested to take necessary further action for issue of Building Permit under the Local Body Act.

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

Yours faithfully,


01.10.2021
for MEMBER-SECRETARY

01/10/2021

Encl :

1. Two copies approved plan
2. Two copies of Planning Permission
3. Copy of Govt., letter in the reference 11th cited.

Copy To:

1

M/S.Swagat Enterprises,

Rep. by its authorised signatory

Thiru. PHILIP ZACHARIAH,

Rep. as a partnership firm to

M/s.Padmavathi Developers Pvt.Ltd.

No.6, Ground Floor, Royala Towers,

Door No.781-785, Anna Salai, Chennai- 600 102.

(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.1 Pumping Station Road, Chintadripet, Chennai-2.
6. The Additional Commissioner of Police (Traffic),
Egmore, Chennai-8.
7. The Chief Engineer, TNEB, Chennai-2.
8. **ThiruA.Vekatakrishnan, B.Arch.,**
Registered Architect (RA) Grade 1 with CMDA
In Regn. no. **RA/Gr-I/19/03/053,**
Architect licensed surveyor, Class – 1 no. R.A.41,
No. 18, 3rd seaward road, Valmikinagar, Thiruvannamiyur,
Chennai – 600 041.
9. **Dr.Alexjacob, B.E.,M.Tech(Struc), Ph.D (Hon),**
M.I.E. (Aust), M.I.E. (Ind), Structural Engineer,
Registered Structural Engineer (SE) Grade 1 with CMDA
In Regn.no.**SE/Gr-I/19/02/001,**
Door No.41/A, Beach road, Kalakshetra colony,
Chennai – 600 090.



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-Works

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/WDCN03/00328/2021		C3(N)/0498/2019 - 30/09/2021	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N03	N023	03/11/2021	07/10/2021
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		SWAGAT ENTERPRISES-No.6, GROUND FLOOR, RAYALA TOWERS 781-785, ANNA SALAI, CHENNAI-600102.	
சேவையளிக்கும் தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Survey No:S.No 461/4, AMBATTUR ROAD,CAMP,PUZHAI,Puzhal, Chennai, 600066	
Building License Fees		6221900	
Scrutiny Fees		600	
Workers Welfare Board		7575100	
மொத்தக் கட்டணம் / Total (In Rs.)		13797600	

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

Payment Details:

DD Number: 906009

Amount 13797600
(In Rs.):

Date: 26/10/2021 Bank: HDFC 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.

அனுமதி கால முடிவு 02/11/2026

Permit Valid upto 02/11/2026



Digitally Signed by K
Sundararajan

Date: 03-Nov-2021 (16:43:44)

Executive Engineer (T.P.)