

BY REGISTERED POST WITH ACK.DUE

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)/12908/2011 Dated: 22.12.2014

To

The Commissioner,
Avadi Municipality,
Chennai.

Sir,

Sub:	CMDA - Area Plans Unit - MSB (North) Division - Planning Permission for the construction of totally 11 blocks viz., 10 blocks with Stilt Floor + 10 Floors residential building with 1220 dwelling units and 1 block with Stilt Floor + 3 Floors + 4 th Floor(part) for Community Hall to the already approved 64 special building blocks (out of which 37 blocks constructed and Completion Certificate obtained) with 1304 dwelling units at S.No. 472/1 & 2, 474/1B, 2A & 2B, 475, 476, 477/1 & 2, 479, 480/1, 482, 484/1A, 1B, 1C1, 1C2, 1D & 1E, 485, 489/2B2 & 2B3, 551, 611/2, 612/1B & 2B2, 624/2 & 3 and 625/1 of Paruthipattu village, Avadi - Poonamallee Road, Chennai - Approved - Reg.	
Ref:	1.	PPA received on 13.09.2011 in MSB No.892/2011.
	2.	Earlier approval accorded in PP.No. B/Spl.Bldg./483 (A to K)/2006 in letter B3/29665/2005 dt. 07.11.2006.
	3.	NOC from DF&RS in letter D.Dis.No.14709/C1/2009 dt.12.08.2009.
	4.	AAI NOC No.AAI/SR/NOC/RHQ Case No.419/2009 dt.14.09.2009.
	5.	Minutes of 209 th MSB Panel meeting held on 17.08.2012.
	6.	Traffic Police NOC letter Rc.No.Tr./Licence/726/26719/2012 dt.26.10.2012.
	7.	CMWSSB NOC Lr.No. CMWSSB/P&D/EE-III/STP/98 (2012-13)/CMDA/2012 dt.05.12.2012.
	8.	Applicant Letter dt.13.07.2012 & 14.08.2012
	9.	G.O. (Ms) No. 221 H & UD (UD I) Dept., dt. 08.10.2012.
	10.	This office letter even No. dt.16.10.2012

11.	Applicant letter dt:16.11.2012; 21.11.2012 & 07.12.2012
12.	This office DC advice even no. dated 24.12.2012
13.	Applicant letter dated 27.03.14, 21.04.14 and 06.05.14.
14.	This office letter even no. dated 28.10.2014 addressed to the Secretary to the Govt. H & UD Dept.
15.	This office even no. dated 17.11.2014 addressed to the applicant.
16.	Applicant letter dated 20.11.2014 and 26.11.2014.

The Planning Permission Application received in the reference 1st cited for the construction of totally 11 blocks viz., 10 blocks with Stilt Floor + 10 Floors residential building with 1220 dwelling units and 1 block with Stilt Floor + 3 Floors + 4th Floor(part) for Community Hall to the already approved 64 special building blocks (out of which 37 blocks constructed and Completion Certificate obtained) with 1304 dwelling units at S.No. 472/1 & 2, 474/1B, 2A & 2B, 475, 476, 477/1 & 2, 479, 480/1, 482, 484/1A, 1B, 1C1, 1C2, 1D & 1E, 485, 489/2B2 & 2B3, 551, 611/2, 612/1B & 2B2, 624/2 & 3 and 625/1 of Paruthipattu village, Avadi - Poonamallee Road, Chennai was examined and approved by relaxing the Development Regulations 28(2) (G) for setback requirements, Development Regulations 28(2) (H) for distance between blocks and Development Regulations 28(5) for vehicular access way parameters in the existing blocks constructed in deviation to the earlier approved plan, as per the Govt. order issued in the reference - 9th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by DF&RS, Traffic Police, AAI, and CMWSSB, in the reference 3rd, 4th, 6th and 7th cited.

2. The applicant has remitted the following charges:-

Sl.No.	Description of charges paid	Amount
1.	Development charge the proposed additional construction under Sec.59 of the T&CP Act, 1971	Rs.22,65,000/- (Rupees Twenty two lakh and sixty five thousand only) vide receipt no. 05769 dated 27.03.2014.
2.	Scrutiny fee	Rs.75,000/- (Rupees Seventy five thousand only) vide receipt no. 05769 dated 27.03.2014.
3.	Security Deposit (For Building)	Rs.1,56,25,000/- (Rupees One crore fifty six lakh and twenty five thousand only) vide receipt no. SD/693 dated 27.03.2014.

4.	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten thousand only) vide receipt no. SD/693 dated 27.03.2014.
5.	Security Deposit for STP	Rs.1,85,000/- (Rupees one lakh and eighty five thousand only) vide receipt no. SD/693 dated 27.03.2014.
6.	Balance Infrastructure & Amenities Charges	Rs.5,13,20,000/- (Rupees Five crore thirteen lakh and twenty thousand only) vide receipt no. 05770 dated 27.03.2014.

Note: The fees/ charges/deposits remitted during the previous approval in file no. B3/29665/2005 has been adjusted towards this Planning Permission.

3. The applicant has also furnished an undertaking to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS, Traffic Police, AAI, CMWSSB, and undertaking to furnish NOC from IAF and Environment Impact Assessment Clearance before issue of Completion Certificate in the reference 12th cited.

4. The Local Body is requested to ensure Water Supply and Sewerage disposal facility for the proposal before issuing building permit.

5. 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.

6. 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.

7. Temporary Lightning arrestor must be provided while commencing the construction.

8. Two sets of approved plans numbered as **C/PP/MSB/41 A to G/2014**, dated 22.12.2014 in **PP No.8186** are sent herewith. The Planning Permission is valid for the period from **22.12.2014 to 21.12.2017**

9. The Commissioner, Avadi Municipality is requested to take necessary further action for issue of Building Permit under the Local Body Act.

10. 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.

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



Copy to:

1. **Central Government Employees Welfare Housing Organisation,**
No.34, 3rd Cross Street, Sri Ram Nagar,
Paruthipattu, Chennai – 600 071.

(This approval is not final, you have to approach The Commissioner, Avadi Municipality for issue of Building Permit)

2. The Deputy Planner(EA), 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.
5. The Additional Deputy Commissioner of Police (Traffic), Kilpauk, Chennai-10.
6. The Chief Engineer, TNEB, Chennai-2.

மழைநீர் சேகரிப்பு!

நாளைப் குடிநீர் பாதுகாப்பு!!

ஆவடி பெருநகராட்சி

திருத்தப்பட்ட தமிழ்நாடு மாவட்ட நகராட்சிகளின் சட்டம் 1920 பிரிவு 200 & 201ன் படி பிறப்பிக்கப்படும் உத்திரவு.

முன்னிலை : திரு..... C. சிவசாமிநாதன் MA OUL ஆணையர், ஆவடி பெருநகராட்சி

கட்டிட விண்ணப்ப எண்	Doc No 370/15/A	நாள்:	13.1.15
கட்டிட உரிமையாணை எண்	117/16/A	நாள்:	01.4.16
திட்ட உரிமையாணை எண்	C/PP/MSB/41		

- மனுதாரரின் பெயர்: A to G. / 2014: M/s Central Govt Employees Welfare Dinning Organisation
- கட்டிட மனுச்செய்த நாள்: Permit no 8186
- மன அமைந்துள்ள இடத்தின் விவரம்: Permit no: Perumipattu

நகராவை எண் / சர்வே எண்	472, 424/11, 29, 23, 405, 496, 402/1, 2, 1429, 481/1, 482	விளக்க எண்	13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	வார்டு எண்	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
கதவு எண் / மனை எண்	232, 624, 625	தொகு பெயர் / கிராமத்தின் பெயர்	Aradi	Pooneralle Road	Perumipattu
மனைப்பின் பரப்பளவு			134	391.20	sq. m.

- உத்தேச கட்டிட விவரம்: புதிய கட்டிடம் / திரும்பக் கட்டுதல் / கூடுதல் கட்டிடம் / குடியிருப்பு / வணிகம் / பொதுகட்டிடம் / ஆரம்பப் பள்ளிக் கட்டிடம் / கடை கட்டிடம்.
- உரிமையாணைத் தொகை செலுத்திய விவரம்

விவரம்	ரூபாய்	செலுத்துச் சீட்டு	நாள்	
1. சுவர்ந்தாயவு கட்டணம்	—	Canara Bank	—	
2. கட்டிட உரிமக்கட்டணம்	3360000	DD NO 33177	19.3.16	
3. ரூபி மனை வரி	216258	8188067	1554627 (DD 33179)	28.2.16
4. சாலை அமைப்பு கட்டணம்	—	—	—	
5. மழைநீர் சேகரிப்பு வைப்புத் தொகை	1936000	DD no 33174	19.3.16	
6. தொழிலாளர் நல நிதி வரைவோலை	9900000 6300000	வங்கி Canara Bank வரைவோலை எண்.	19.3.16	

- 10 % (GLV) OSR கட்டணம்: DD no 33182, 033178 வங்கி வரை ஒலை எண். 19.3.16
- பாதாள சாக்கடை திட்டம் வைப்புநிதி 2400000 + 9900000 - DD no 033175, 180 - 19.3.16
- குடிநீர் திட்டம் வைப்பு நிதி 2400000 + 9900000 DD no 033176, 181 - 19.3.16

ஆவடி நகராட்சி மற்றும் சென்னை பெருநகர வளர்ச்சிக்கு குழுவும் பகுதியில் அடங்கும் மேலே காணும் இடத்தில் மேலே காணும் விவரப்படியும் இணைக்கப்பட்ட வரைபடத்தின் படியும் நின் பக்கத்தில் கண்டுள்ள நியந்தனைகளுக்குட்பட்டு ம தேதியிலிருந்து க்குள் கட்டிடம் கட்டிக்கொள்ள கட்டிட அனுமதி வாங்கப்படுகிறது.

இணைப்பு: வரைபடம் அனுமதி

பறுநர்: M/s Central Govt Employees Welfare Dinning Organisation

திரு./ திருமதி:

ஆணையருக்காக

ஆவடி பெருநகராட்சி

.....

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 8186

Date of Permit 22/12/2014

C/O/USB/41 A to G/2014

File No. C3(N)/12908/11

M/s. Central Govt. Employees
Welfare Housing Organisation,

Name of Applicant with Address No. 34, 3rd Cross Street,
Sriram Nagar, Paruthipatti, Chennai - 71

Date of Application: 13/09/2011

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

Site Address: Construction of 10 blocks of Residential building
and a Community Hall in the earlier approved

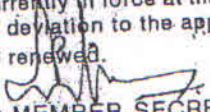
Division No. 64 Special Building blocks in Paruthipatti
Village. (Details as per the Annexure enclosed)

Development Charge paid Rs. 29,65,000/- Challan No. 05769 Date 27/3/2014

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 21/12/2017
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.

G.O.(MS) NO. 221 H&UD (UDT)
Dated: 21.08.10.2013.


For MEMBER SECRETARY

Chennai Metropolitan Development Authority
PLANNING PERMIT

Sec 48 of T & C P Act 1971

8186

Date of Permit: 12/20/2011

Mr. Chinnai and Engineer

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.

12/20/2011

12/20/2011

12/20/2011