

From The Member Secretary,
 Chennai Metropolitan
 Development Authority,
 No.1, Gandhi Irwin Road,
 CHENNAI -600 006.

To The Secretary to Government,
 Housing & Urban Development
 Department,
 Secretariat,
 CHENNAI -600 009.

Letter No.03/1879/2003 Dated: 21-10-2003

SIR,

Sub: CMDA - Planning permission - Multi-
 storied building - Proposed construction of Ground floor + 3 Floors
 building for Office & Guest rooms at
 T.S.No. 6336 & 6337/1, Block No. 140,
 Door No. 27, Thyagaraya Road, T.Nagar,
 Chennai -47 - Proposal recommended and
 Forwarded to the Government - Regarding.

- Ref: 1. MPA Received from the applicant dt. 3-3-2003
 2. Minutes of the M&P Panel Meeting held
 on 3-3-2003
 3. M&P NOC in Lr.No. 5282/81/2003, dt. 21-4-2003
 4. Commr. of Police Lr.No. 70/T/32/760/3242/2003
 dated 30-6-2003
 5. NOC from Corporation of Chennai in Lr.No.
 241/2003/permissions/2003, dt. 21-4-2003
 6. Commissioner of Police Lr.No. 307/32/3210/
 17079/2003, dt. 26-9-2003.

One T.N.Y. Unnathi has applied for planning
 permission for the construction of Ground floor + 3 floors
 building for Office and Guest Rooms at T.S.No. 6336 & 6337/1,
 Block No. 140, Door No. 27, Thyagaraya Road, T.Nagar, Chennai -47.

1. The site under reference i.e. is Mixed Residential
 use zone wherein the proposal is permissible.
2. The proposal has been examined and placed before
 the Panel meeting held on 3-3-2003.
3. This office recommendation for the M&P Panel was
 as follows:

- i) The proposal is for office, shops, display
 and Guest rooms.
- ii) The proposal satisfies all the DCR parameters
 for Multi-storied Building. No Objection
 certificates from Director of Fire Service and
 Chennai Corporation have been received.
- iii) The Commissioner of Police has informed that the
 existing parking norms of CMDA need a revision.
 A report has already been submitted in the matter.
 Even so if the present norms are taken into account
 the building will require space for parking of
 atleast 57 cars if the building is put only for
 Commercial use. Parking space should also be made
 available for atleast 200 Two wheelers. Under the
 above circumstances, No Objection certificates from
 traffic point of view for the above construction of
 building is not granted, unless the builder makes
 available parking space for 20 more cars and 200 Two
 wheelers in the ground floor or by constructing a
 basement.

4. iv) The suggestion of Traffic Police to insist 200 extra car parking space to cater the requirement of visitors was earlier examined by the Panel and then by the committee under the Chairmanship of Member and Chief Urban Planner, CHDA, and it was decided that without meeting the DOR, extra car parking space could not be insisted. Further the amendments can be considered only after the result of the parking study which is under way now.
- v) As per far as the proposal is concerned, 35 car parking spaces are sufficient as per the DOR. However in the site under reference 34 car parking space and 30 Two wheeler parking space are available which is more than the requirement as per the DOR. The issue of requirement of parking space may be discussed in the Panel Meeting.
- vi) The proposal is placed before the MSE Panel for a decision subject to the conditions that
- Revised plan incorporating Director of Fire Service conditions and suggestion of Chemical Corporation are to be obtained before forwarding the proposal to the Government and
 - No Objection certificate from Airport Authority of India and Chemical Regional Advisory Committee are to be obtained before issue of planning permission.

5. The MSE Panel recommended the proposal with the following observations:

"The panel discussed the subject in detail. The panel recommended to process the proposal further on receipt of specific recommendation from the Traffic Police."

6. The applicant has furnished Revised plans incorporating DFR conditions. The Commissioner of Police did not recommend No Objection certificate for the proposal in his letter cited sixth in the reference.

In view of the above facts, the papers along with the CHDA's original File No.C3/5679/2003 are forwarded to Government with for suitable decision.

Yours faithfully,

[Signature]
FOR HOODER SECRETARY.

- Encl: 1. Agenda and Minutes of the MSE Panel Meeting
 2. One set of plan
 3. NOC from DFR in Lr.No.5182/31/2003, dt.21-4-2003
 4. Commissioner of Police Lr.No.36(7)/32/740/5242/2003, dated 30-6-2003
 5. NOC from Chemical Corporation in Lr.No.D11/2198/Permissibility/2003, dt.21-4-2003
 6. Commr. of Police Lr.No.No.307/32/2000/17375/2003, dated 26-9-2003
 7. This office original File No.C3/5679/2003.