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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
ThalamuthuNatarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
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E-mail: mcmda@tn.gov.in, Web site: www.cmdachennai.gov.in

Letter No.C3(N)/11196/2018, Dated: 30.08.2019

To

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

Sir,

Sub: CMDA – Area Plans Unit – MSB (North) Division – Planning Permission Application for the proposed construction of Stilt + 7 Floors Multi Storeyed Residential Building with 49 dwelling units at Plot No.264-A of Korattur Neighborhood Scheme, Korattur Periyar Nagar TNHB Scheme 11th Street, 2nd Street and 10th Street, Korattur, Chennai-80 comprised in Old S.No. 1229(part), 1230/2(part), 1232(part), 1233/1A(part), 1233/1B and 1242(part) of Korattur Village, New T.S.No.5, 5/1, Block No.77, Ward-E of Ambattur Town, Ambattur Taluk, Thiruvallur District, within the limits of Greater Chennai corporation, applied by **The Executive Engineer & ADO, TNHB**, Anna Nagar Division, Thirumangalam, Chennai – 101 – Approved –Reg.

- Ref:
1. PPA received on 29.06.2018 in MSB/2018/000128.
 2. NOC issued by Police (Traffic) in letter Rc. No. Tr./License/859/19114/2018, dated 23.08.2018.
 3. This office letter even no. dated 25.09.2018 addressed to the applicant.
 4. NOC issued by DF & RS in letter R.Dis.No.13569/C1/2018; PP. NOC. No.129/2018 dated 05.10.2018.
 5. Minutes of the 245th MSB Panel meeting held on 20.11.2018.
 6. This office letter even no. dated 03.12.2018 addressed to the applicant.
 7. Applicant letter dated 25.01.2019 along with an undertaking deed.
 8. This office letter even No. dated 07.02.2019 addressed to the Principal Secretary to the Government, H & UD Department.
 9. Govt. Letter (Ms) No. 54 H & UD (UD I) Dept. dated 08.03.2019.
 10. This office letter even no. dated 20.03.2019 addressed to the applicant.
 11. Applicant letter dated 09.04.2019 & 11.04.2019



12. This office DC advice letter even no. dated 24.04.2019 addressed to the applicant.
13. Applicant letter dated 02.05.2019 along with DC remittance receipt & Particulars.
14. This office letter even no. dated 18.06.2019 addressed to the applicant.
15. Applicant letter dated 25.06.2019.
16. OSR portion (100 Sq.m) gifted in favour of CMDA in registered Doc. No.3813/2019, dated:05.07.2019
17. Applicant letter dated 20.08.2019 along with 2nd Revised Plan

The Planning Permission Application for the proposed construction of Stilt + 7 Floors Multi Storeyed Residential Building with 49 dwelling units at Plot No.264-A of Korattur Neighborhood Scheme, Korattur Periyar Nagar TNHB Scheme 11th Street, 2nd Street and 10th Street, Korattur, Chennai-80 comprised in Old S.No. 1229(part), 1230/2(part), 1232(part), 1233/1A(part), 1233/1B and 1242(part) of Korattur Village, New T.S.No.5, 5/1, Block No.77, Ward-E of Ambattur Town, Ambattur Taluk, Thiruvallur District, within the limits of Greater Chennai corporation applied by **The Executive Engineer & ADO, TNHB**, Anna Nagar Division, Thirumangalam, Chennai-101 has been examined and Planning Permission is issued based on the Government approval letter issued in the reference 9th cited and the usual conditions put-forth by CMDA including compliance of conditions listed in the NOCs issued by Police(Traffic) and DF & RS in the references 2nd 4th & 12th cited.

2. The applicant has remitted the DC & Other charges vide receipt No.**B0011296** dated **03.05.2019** and Flag Day contributions vide receipt Nos. 649545, dated 03.05.2019.

i)	Development charges	Rs.1,00,000/- (Rupees One Lakh only)
ii)	Balance Scrutiny Fee	Rs.9,000/- (Rupees Nine Thousand only)
iii)	MIDC for CMWSSB	Rs.8,00,000/- (Rupees Eight Lakh only)
iv)	I & A Charges	Rs.13,90,000/- (Rupees Thirteen Lakh and Ninety Thousand only)
v)	Shelter Fee (75% of I&A Charges)	Rs.10,50,000/- (Rupees Ten Lakh Fifty Thousand only)
vi)	Flag day Contribution (by Cash)	Rs.500/- (Rupees Five Hundred only) vide Receipt No.649545, Dt:03.05.2019

3. The applicant has also furnished an undertaking in the reference 7th cited to abide by the terms and conditions put forth by CMDA and undertaking deed accepting the conditions put forth by the DF & RS and Police (Traffic) Departments.

4. The applicant has gifted the OSR portion to an extent of 100.00 Sq.m in favour of CMDA through a registered gift deed doc. No.3813/2019, dated 05.07.2019 and the same has been taken over by the TDR Division, vide TDR/OSR/11210/2019, dated 30.07.2019.



5. The Applicant 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 DR and enforcement action will be taken against such development.

6. 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.

7. 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.



8. As per G.O.Ms.No.152, H&UD (UDI) Department dated 23.08.2017, installation of the Solar Photo Voltaic Panel system shall be mandatory and the same shall be provided with minimum 1/3rd of the total terrace area by the applicant.

9. The applicant shall provide temporary Lightning arrester during the Construction of the building.

10. The applicant must obtain all the mandatory NOC's from the appropriate authorities for the development, and also to comply with the conditions in the NOC's

11. The applicant has to comply with all the conditions stipulated in the NOC issued by the DF&RS and Police (Traffic).



12. 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.

13. Two sets of plan for the proposal is approved and numbered as **Planning Permission No. C/PP/MSB/41(A to E)/2019**, dated **30.08.2019** in **Permit No.11982** are sent herewith. The Planning Permission is valid for the period from **30.08.2019 to 29.08.2024**.

14. This approval is not final. The applicant has to commence the project only after obtaining necessary Building Permit.

15. The Commissioner, GreaterChennai Corporationis requested to take necessary further action for issue of Building Permit under the Local Body Act.

Yours faithfully,


for **MEMBER-SECRETARY**

03/09/19

Encl:

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

Copy to:

1. **The Executive Engineer & ADO,**
Anna Nagar Division, **TNHB,**
Thirumangalam, Chennai -101

(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.
5. The Chief Engineer, TNEB, Chennai-2.
6. Thiru. ENIYAVAN.SR,
Principal Architect / CA/2015/69232
No.21, 4th Street, Kamaraj Nagar, Sathya Garden,
Saligramam, Chennai-600 039
Mobile No: 9884484143; email ID: principalarchitect@rdxgroup.in
7. Thiru.P.K.CHANDRAN.ME.,(Struct.)
Structural Engineer,Class-I, L.S.No.1997
No.15/7, Nallanna Mudali Street
Royapettah,Chennai- 600 014.
9884365281, vigneshchandran@yahoo.com
8. Dr.C.VENKATAPRASAD
11,2nd Main Road,
Kannappa Nagar
Chennai – 600 041.
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