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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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Letter No. C3 (N)/1159/2019, Dated: 29.07.2021

To

The Commissioner,
Thiruverkadu Municipality,
Chennai.

Sir,

Sub: CMDA – Area Plans Unit – MSB (North) Division – Planning Permission Application for the proposed construction of **High Rise Building** (Group Development) consisting **4 Blocks of Type - A1 to A4 (Typical):** Stilt Floor + 7 Floors with 560 dwelling units (140 dwelling units in each Block); **Non High Rise Building** consisting **4 Blocks of Type - B1 & B2 (Typical):** Ground Floor + 4 Floors with 160 dwelling units (80 dwelling units in each Block) and **Type - C1 & C2 (Typical):** Ground Floor + 4 Floors with 120 dwelling units (60 dwelling units in each Block); **Totally 840 Dwelling Units** at Judges Colony Main Road, Noombal (Puliyambedu), Chennai, comprised in R.S. No.22/1 & 22/2 of **Noombal (Puliyambedu) Village**, Thiruverkadu Municipality applied by **The Chief Engineer, Tamil Nadu Slum Clearance Board, Chennai** – Approved – Reg.

- Ref :
1. PPA received on 09.12.2019 in SBC No. CMDA/PP/HRB/N/1159/2019.
 2. Enter upon Permission issued by the Collector, Thiruvallur District vide Proceedings No.C.A.28676/2017/No.1, dated 08.11.2018.
 3. Applicant letter received dated 13.11.2019.
 4. Applicant letter received dated 23.05.2020.
 5. Minutes of the 256th MSB Panel meeting held on 24.06.2020.
 6. This office letter even no. dated 02.07.2020 addressed to the Government.
 7. This office letter even no. dated 06.07.2020 to the applicant.
 8. Government Letter (Ms) No. 101 H & UD (UD 1) Dept. dated 20.07.2020.
 9. NOC from DF & RS issued in letter R.Dis.No.19800/C1/2019, PP.NOC.No.47/2020,dated 17.07.2020.
 10. Minutes of the meeting with officials of TNHB & TNSCB held under the Chairmanship of Member Secretary on 04.09.2020.



11. Applicant letter received on 15.09.2020, 13.10.2020 & 15.10.2020.
12. This office letter even no. dated 17.10.2020 to The Additional Commissioner of Police (Traffic).
13. Applicant letter received on 12.11.2020.
14. This office letter even no. dated 21.11.2020 to The Sub Registrar sending Gift deeds for Registration.
15. Applicant letter received on 19.12.2020 & 21.12.2020 along with Structural Design drawing vetted by PWD.
16. NOC from Police (Traffic) issued in letter Rc. No. Tr./License/897/19539/2020, dated 04.01.2021.
17. OSR area, Road widening & Link Road gifted vide Doc.No.15710/2020, 15707/2020 & 15708/2020 dt. 02.12.2020 respectively.
18. Applicant letter dated 16.02.2021.
19. This office DC advice letter even no. dated 23.03.2021
20. Applicant letter dated 30.03.2021 along with DC remittance receipt and a copy of EIA Clearance.
21. EIA Clearance issued in Letter No. SEIAA-TN/F.No.7345/EC/8(a)/706/2020, dated 27.05.2020.
22. NOC from AAI issued in NOC ID: CHEN/SOUTH/B/092920/480564, d 01.10.2020.
23. Applicant letter dated 23.04.2021 received on 28.04.2021 along with revised plans, Undertakings and STP Design sufficiency certificate.
24. Applicant letter dated 15.07.2021 along with particulars.

The Planning Permission Application for the proposed construction of **High Rise Building** (Group Development) consisting **4 Blocks of Type - A1 to A4 (Typical)**: Stilt Floor + 7 Floors with 560 dwelling units (140 dwelling units in each Block); **Non High Rise Building** consisting **4 Blocks of Type - B1 & B2 (Typical)**: Ground Floor + 4 Floors with 160 dwelling units (80 dwelling units in each Block) and **Type - C1 & C2 (Typical)**:: Ground Floor + 4 Floors with 120 dwelling units (60 dwelling units in each Block); **Totally 840 Dwelling Units** at Judges Colony Main Road, Noombal (Puliyambedu), Chennai, comprised in R.S. No.22/1 & 22/2 of **Noombal (Puliyambedu) Village**, Thiruverkadu Municipality applied by **The Chief Engineer, Tamil Nadu Slum Clearance Board, Chennai** has been examined and Planning Permission is issued based on the Government approval orders issued in the reference 7th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by other Government Agencies in the references 8th, 15th, 18th, 20th and 21st cited.

2. The Planning Permission is issued subject to the outcome of the pending court case in the Thiruvallur District Municipal Court and also subject to the condition that the Encroachments on the western side of the site to be removed before commencement of construction.



3. Further, the Executive Engineer, Reconstruction Division, TNSCB has furnished 3 Nos. of Undertakings in Rs. 20/- stamp paper and assured that,

- (i) The road widening land is presently encroached in Noombal scheme. It is assured that, this road widening land will be restored back before completion of the project to the local body without any structural encroachment.
- (ii) The link road land is presently encroached in Noombal scheme. It is assured that, this Link Road land will be restored back before completion of the project to the local body without any structural encroachment.
- (iii) The OSR land is presently used for RMC plant of Noombal scheme. It is assured that, this OSR land will be restored back before completion of the project to the local body without any structural encroachment.

4. The applicant has remitted the following charges in the reference 19th cited vide **Receipt No. CMDA/PP/RC/0047/2021, dt. 26.03.2021**. The details of DC & Other charges remitted by the applicant are as follows:

i)	Development Charges	For Land: Rs.84,744.50/- For Building: Rs.4,50,255.50/-
	Total DC Amount	Rs. 5,35,000/- (Rupees Five Lakh and Thirty Five Thousand only)
ii)	Flag day contribution	Rs. 500/- (Rupees Five Hundred only)

5. The applicant has gifted lands for the following purposes as mentioned below:

- (i) OSR area -1: 1625.97 sq.m. & OSR area - 2: 222.05 sq.m. Gifted vide registered Gift Deed Doc. No.15710/2020, dated 02.12.2020 and taken possession vide Land Delivery Receipt No.TDR/OSR/12695/2020, dated 30.12.2020.
- (ii) Link Road portion of 1068.64 sq.m. Gifted vide registered Gift Deed Doc. No.15708/2020, dated 02.12.2020 and for Road widening of 151.10 sq.m. Gifted vide registered Gift Deed Doc. No. 15707/2020, dated 02.12.2020 and taken possession vide Land Delivery Receipt No.TDR/12694/2020, dated 11.01.2021.

6. The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS, Police (Traffic), AAI and EIA Clearance. In this regard, the applicant has also furnished an undertaking to abide by the terms and conditions put forth by CMDA and for the conditions put forth by DF&RS, Police (Traffic), AAI and EIA Clearance in the reference 22nd 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 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. The Sewage Treatment Plant should be maintained by the applicant / developer till handing over to the residents association.



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.

8. 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 in the reference 14th cited.

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 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.

10. 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.

11. Applicant has to erect temporary lightning arrester during the entire construction phase of the project.

12. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority.

13. 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.

14. The applicant shall reserve 1/3rd open Terrace Area for erection of Solar Photo Voltaic Panel and the same has to be ensured before issue of Completion Certificate.

15. 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.

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 regard the applicant has furnished an 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 proposed development is approved and numbered as Planning Permission No. **C/PP/MSB/41(A to D)/2021**, dated **29.07.2021** in **Permit**



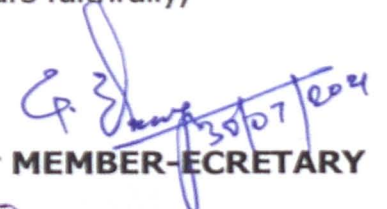

No.13291 are sent herewith. The Planning Permission is valid for the period from **29.07.2021** to **28.07.2026**.

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, Thiruverkadu 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,


for **MEMBER-SECRETARY**


Encl :

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

Copy to:

1. **The Chief Engineer,**
Tamil Nadu Slum Clearance Board,
No. 5, Kamarajar Saalai, Chennai – 600 005.
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. **Tmt. B.Sathyaprabha**
Registered Engineer,
CMDA Regd. Architect No. RE/Gr.I/19/09/296
Tamil Nadu Slum Clearance Board,
No.5, Kamarajar Salai, Chennai -600 005.
9. **Tmt. G.Koperundevi,** Assistant Executive Engineer,
Registered Structural Engineer
CMDA Regn.No.: SE/GR-I/2020/07/273,