

(3 (N)  
(MSB)



**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](http://www.cmdachennai.gov.in)

**Letter No. C3 (N)/0127/2019**

**Dated: 07.01.2020**

To

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

Sir,

Sub: CMDA - Area Plans Unit - HRB (N) Division - Planning Permission Application for the proposed construction of **High Rise Commercial Building** consisting Basement Floor & Stilt Floor (**3 tiers Mechanical stack parking system**) + 1<sup>st</sup> Floor to 7<sup>th</sup> Floor for Office use at T.S. No. **35/16, 35/17, 35/19, 35/26 & 35/27**, Block No.1 of Puliur Village, Egmore - Nungambakkam Taluk, Inner Ring Road (Jawaharlal Nehru Salai), Arumbakkam Metro Station, Chennai - 106, within the limits of Greater Chennai Corporation - Approved - Reg.

- Ref:
1. PPA received in CMDA/PP/MSB/N/0127/2019 dated 01.04.2019.
  2. Earlier Special Building proposal processed and DC advice sent through online in this office letter No.BC1/17937/2015, on 08.03.2017.
  3. PWD remarks in letter no. DB/T5(3)/F-Inundation - CMRL/2017/M/09.09.2018.
  4. Applicant letter dated 03.05.2019.
  5. Minutes of the 251st MSB Panel meeting held on 11.07.2019.
  6. This office letter even No. dated 27.07.2019 addressed to the applicant.
  7. Applicant letter dated 06.08.2019 along with the particulars.
  8. NOC from DF&RS vide R.Dis.No.11111/C1/2019, PP.NOC.No.101/2019, dated: 14.08.2019 with usual conditions.
  9. NOC from Traffic Police vide Rc. No. Tr. / License / 565 / 17467 / 2019, dated 19.08.2019.
  10. Applicant letter dated 27.08.2019 along with revised plan & particulars.



11. This office letter even No. dated 06.09.2019 addressed to the Government.
12. This office letter even no. dated 05.09.2019 addressed to the applicant.
13. The Govt. Letter (Ms) No. 154 H&UD, (UD-1) Department dated 16.10.2019.
14. This office letter even No. dated 04.11.2019 addressed to the Sub Registrar Office / Kodambakkam for GLV for the site.
15. SRO, Kodambakkam in letter no. 283/2019, dated 05.11.2019.
16. This office DC letter even no. dated 11.11.2019 addressed to the applicant.
17. Applicant letter dated 28.11.2019, 29.11.2019 & 02.12.2019 along with remittance receipt.
18. U.O. Note No.C3(N)/127/2019, dated 06.12.2019 along with Original Bank Guarantee towards Security Deposit for Building of Rs.3,77,500/- in BG No.0505619BG0002112, dated 26.11.2019 issued by the State Bank of India, Anna Salai Branch, Chennai-600 002 sent to Finance Division, CMDA.
19. Applicant letter dated 23.12.2019 & 03.01.2020 along with particulars.
20. NOC from AAI in NOC ID:CHEN/SOUTH/B/112319/434667, dated:02.01.2020.
21. Applicant letter dated 13.01.2020 along with particulars.
22. Structural design vetted by IIT dated 24.01.2020.

\*\*\*\*\*

The Planning Permission Application received in the reference 1<sup>st</sup> cited for the proposed construction of **High Rise Commercial Building** consisting Basement Floor & Stilt Floor (**3 tiers Mechanical stack parking system**) + 1<sup>st</sup> Floor to 7<sup>th</sup> Floor for Office use at T.S. No. **35/16, 35/17, 35/19, 35/26 & 35/27**, Block No.1 of Puliur Village, Egmore – Nungambakkam Taluk, Inner Ring Road (Jawaharlal Nehru Salai), Arumbakkam Metro Station, Chennai – 106, within the limits of Greater Chennai Corporation applied by **Chennai Metro Rail Limited** has been examined and Planning Permission is issued based on the Government approval orders issued in the reference 13<sup>th</sup> cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by other Government Agencies in the references 3<sup>rd</sup>, 8<sup>th</sup>, 9<sup>th</sup>, 16<sup>th</sup> & 20<sup>nd</sup> cited above.

2. The applicant has remitted the following charges in the reference 17<sup>th</sup> cited vide **Receipt No. B0015019, dated: 28.11.2019** except Security Deposit for Buildings. The details of DC & Other charges remitted by the applicant are as follows:



Sl. No.	Description of charges	Total Amount in this MSB proposal	Already remitted in file BC1/17937/2015	Balance amount paid now
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	<b>Rs.1,05,760/-</b>	<b>Rs.66,760/-</b> vide Receipt No.B004211 dt.12.04.2017.	<b>Rs.39,000/-</b>
ii)	Balance Scrutiny Fee	<b>Rs.10,000/-</b>	-	<b>Rs.10,000/-</b>
iii)	Regularisation charge for land	<b>Rs.1,25,000/-</b>	<b>Rs.1,01,000/-</b> vide Receipt No.B004211 dt.12.04.2017.	<b>Rs.24,000/-</b>
iv)	OSR charges	OSR charges for the difference in extent of land considered in this MSB proposal is collected now.	<b>Rs.33,38,800/-</b> vide Receipt No.B004211 dt.12.04.2017.	<b>Rs.4,50,000/-</b>
v)	Infrastructure & Amenities Charges	<b>Rs. 18,75,000/-</b>	<b>Rs.6,20,130/-</b> vide Receipt No.B004211 dt.12.04.2017.	<b>Rs.12,54,870/-</b>
vi)	Security Deposit - For Building (50% of I & A Charges)	<b>Rs.9,37,500/-</b>	<b>Rs. 5,60,000/-</b> vide Receipt No.B004211 dt.12.04.2017.	<b>Rs.3,77,500/-</b> *
vii)	Security Deposit for Display Board	<b>Rs. 10,000/-</b>	-	<b>Rs. 10,000/-</b>
viii)	IDC for CMWSSB	<b>Rs.5,65,000/-</b> (Rupees Five Lakh and Sixty Five Thousand only)	<b>Rs.3,38,800/-</b> (Rupees Three Lakh and Thirty Eight Thousand and Eight Hundred only) vide Receipt No.B004211 dt.12.04.2017	<b>Rs.2,26,200/-</b> **
ix)	Premium FSI Charges	<b>Not applicable</b>	-	<b>Not applicable</b>
x)	Shelter Fee	<b>Not applicable</b>	-	<b>Not applicable</b>
xi)	Flag day Contribution by Cash	<b>Rs.500/-</b>	-	<b>Rs.500/-</b>

\*The applicant has furnished Bank Guarantee towards Security Deposit for Building in BG No.0505619BG0002112, dated 26.11.2019 issued by State Bank of India, Anna Salai Branch, Chennai-600 002 for Rs.3,77,500/- with a validity of 25.11.2013.



\*\*The applicant has also paid the charges of Rs.2,26,200/- towards IDC for CMWSSB vide DD No.948995, dated 21.11.2019 drawn in favour of MD, CMWSSB from Corporation Bank, Ashok Nagar Branch, Chennai.

3. The applicant has to comply with all the conditions stipulated in the NOCs issued by the PWD, DF&RS, Police (Traffic), AAI. In this regard, the applicant has also furnished an undertaking in the reference 21<sup>st</sup> & 25<sup>th</sup> cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by PWD, DF&RS, Police (Traffic), AAI.

4. 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.

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 / 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.

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. 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.

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

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

10. 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.

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

**12. 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.**



13. Two sets of plan for the proposal is approved and numbered as Planning Permission No. C/PP/MSB/ 08 (A & B)/2020, dated 27.01.2020 in Permit No. 13210 are sent herewith. The Planning Permission is valid for the period from 27.01.2020 to 26.01.2025.

14. 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.

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

16. 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  
27/01/2020  
27/01/2020  
27/01/2020

**Encl :**

1. Two copies approved plan
2. Two copies of Planning Permission
3. Copy of Govt., letter in the reference 14<sup>th</sup> cited.

**Copy to:**

1. **Chennai Metro Rail Limited,**  
Rep. by Mr. K.RAVI,  
Additional General Manager (Design),  
CMRL Depot., Admin Building,  
Poonamallee High Road, Koyambedu, Chennai-600 107.
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. **Ar.G.Rajeswari Bai.,M.Arch., AIIA,**  
Registered Architect CA/2012/58839 & Class -1 L.S No.R.A.605A  
CMDA Registration No.RA/Gr.I/19/03/113  
Taamesek Engineering Consortium  
No.5, 1<sup>st</sup> Floor, Bishop Wallers Avenue West,  
Off TTK Road, Mylapore, Chennai-600 004.

Kuo  
13/1/2020



- Mobile No. +91 9840788576. [rajeswari@taamesek.com](mailto:rajeswari@taamesek.com)
9. **Thiru.C.BOOPALAN, M.E.,(Struct.),B.E.,(Civil)**  
Structural Consultant, Corporation of Chennai Licensed Surveyor Class-I No.1615  
Taamesek Engineering Consortium  
No.5, 1<sup>st</sup> Floor, Bishop Wallers Avenue West,  
Off TTK Road, Mylapore, Chennai-600 004.  
Mobile No. +91 95400047279. [constructions@gmail.com](mailto:constructions@gmail.com)
10. **Thiru.P.S.Narendra,**  
**CMDA Registered Site Engineer**  
No.5, Bishop Wallers Avenue West,  
Mylapore, Chennai – 600 004.  
Mobile No. +91 9840188516.
11. **S.Sakthi,**  
Geo Build Engineering,  
**CMDA Registered Geo Tech Expert No. GTE/19/04/018,**  
No.53&54, Lakshmi Nagar, Madipakkam, Chennai – 600 091.  
Mobile no. 9092244333. [geobuildengg@gmail.com](mailto:geobuildengg@gmail.com)
12. **Thiru. K.Ganapathi,**  
**CMDA Registered Quality Auditor No. QA/19/05/022,**  
Mobile No. +91 7598031360.[geomatrixconsultancy@gmail.com](mailto:geomatrixconsultancy@gmail.com)