

C3 (N) (MSB)

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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu-Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008

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E-mail: mscmda@tn.gov.in, Web site: www.cmdachennai.gov.in

Letter No. C3 (N)/14715/2017

Dated: 15.09.2020

To

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

Sir,

Sub: CMDA – APU – MSB (North) Division – Planning Permission Application for the proposed construction of High Rise Residential building consisting Stilt floor + 9 Floors with 108 Dwelling units, abutting Cemetery Road and East Club Road, Shenoy Nagar, Chennai-30 comprised in T.S. No. 43 (Part), Block No. 3, Aminjikarai Viliage, within the limits of Greater Chennai Corporation, applied by the Executive Engineer & ADO, TNHB, Anna Nagar Division, Chennai-101 – Approved – Reg.

- Ref :
1. PPA received on 10.10.2017 in APU No. MSB/2017/000710.
 2. This office letter even no. dated 02.05.2018 addressed to the applicant.
 3. NOC from Police (Traffic) in letter Rc. No. Tr./License/1401/30197/2017, dated 08.02.2018.
 4. Applicant letter dated 22.06.2018 enclosing revised plan.
 5. Minutes of the 242nd MSB Panel meeting held on 04.07.2018.
 6. This office letter even No. dated 17.08.2018 addressed to the Government.
 7. G.O.(Ms) No.116 H& UD (UD 1) Department dated:10.08.2018 issued for amendment to DR.No.2491) a(i) & 28(25)-Annexure- IX relating to Area Set apart for MSB
 8. Government letter No.19434/UD I/2018 – 1, dated 18.09.2018.
 9. NOC issued by the DF & RS in letter R.Dis. No.23825/C1/2017 – PP.NOC. No.179/2018, dated 28.12.2018 received on 07.01.2019.
 10. Applicant letter dated 08.04.2019 along with particulars.
 11. This office letter even No. dated 15.04.2019 addressed to the Government.



12. Government letter No.97 H & UD (UD I) Dept., dated 28.06.2019.
13. This office letter even No. dated 08.07.2019 & 04.10.2019 addressed to the applicant.
14. Applicant letter dated 26.11.2019 received on 05.12.2019 enclosing plan for the revised proposal to process under TNCD & BR – 2019.
15. Minutes of the 255th MSB Panel meeting held on 19.02.2020.
16. This office letter even No. dated 04.03.2020 to the applicant.
17. This office letter even No. dated 05.03.2020 addressed to the Government.
18. Government letter No.62 H & UD (UD I) Dept., dated 19.03.2020.
19. This office DC draft letter even no. dated: 08.06.2020 to the applicant
20. Applicant letter dated 16.06.2020 enclosing the payment receipt and 15.07.2020.
21. Applicant letter dated 04.08.2020 enclosing gift deed for OSR area.
22. OSR area measuring an extent of 164.05 sq.m. gifted vide Gift Deed Doc. No. 1986/2020, dated 10.08.2020 and taken over by TDR Division in letter TDR/OSR/7257/2020, dated 13.08.2020
23. This office letter even no. dated 20.08.2020 addressed to the applicant.
24. Applicant letters dated 20.08.2020 & 26.08.2020 enclosing NOCs & Undertakings and particulars.
25. IAF Letter No.TAM/5218/ATC (PC-42/18), Dated 19.12.2018 stating NOC from IAF is not required.
26. NOC issued by AAI in NOC ID: CHEN/SOUTH/B/122418/357980, dated 27.12.2018.
27. Structural Design report along with drawing vetted by Dr.K.P.Jaya, Professor, Division of Structural Engineering, Anna University, dated 18.03.2020.
28. Minutes of the meeting held on 04.09.2020 to discuss the Planning Permission Applications submitted by TNHB & TNSCB with MD, TNHB and the officials of TNHB & TNSCB.
29. Undertaking furnished by the TNHB regarding transfer of title in favour of TNHB from TNSCB.

The Planning Permission Application received in the reference 1st cited and the revised proposal submitted in the reference 14th cited for the proposed construction of High Rise Residential building consisting Stilt floor + 9 Floors with 108 Dwelling units, abutting Cemetery Road and East Club Road, Shenoy Nagar, Chennai-30 comprised in T.S. No. 43 (Part), Block No. 3, Aminjikarai Village, within the limits of Greater Chennai Corporation applied by **The Executive Engineer & ADO, TNHB**, Anna Nagar Division, Chennai-101 has been examined and Planning Permission is issued based on the Government approval orders issued in the reference 18th cited subject to the usual conditions put-forth by CMDA including conditions imposed in the NOCs issued by other Government Agencies in the references 3rd, 9th, 19th, 25th & 26th cited above and **subject to condition that the transfer of title from TNSCB to in**



favour of TNHB for the site under reference will be obtained and submitted at the time of issue of Completion Certificate.

2. The applicant has remitted the following charges in the reference 20th cited vide **Receipt No. B0016591, Dated: 18.06.2020**. The details of DC & Other charges remitted by the applicant are as follows:

i)	Development charges	Rs.1,90,000/- (Rupees One Lakh and Ninety Thousand only)
ii)	Balance Scrutiny Fee	Rs.75,000/- (Rupees Seventy Five Thousand only)
iii)	Regularisation Charges	Rs.4,61,000/- (Rupees Four Lakh and Sixty One Thousand only)
iv)	I & A Charges	Rs.42,00,000/- (Rupees Forty Two Lakh only)
v)	MIDC for CMWSSB	Rs.23,40,000/- (Rupees Twenty Three Lakh Forty Thousand only)
vi)	Shelter Fee	Rs.84,50,000/- (Rupees Eighty Four Lakh and Fifty Thousand only)
vii)	Flag day Contribution	Rs.500/- (Rupees Five Hundred only)

3. The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS, Police (Traffic), AAI and conditions put forth by CMDA in the references 3rd, 9th, 19th & 26th cited. In this regard, the applicant has also furnished an undertaking in the reference 24th cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS, Police (Traffic) and 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 1/3rd 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/ 29 (A to C)/2020, dated 15.09.2020 in Permit No. 13231 are sent herewith. The Planning Permission is valid for the period from 15.09.2020 to 14.09.2025.

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,

[Handwritten signature]
15/9
o/c for **MEMBER-SECRETARY**

Encl :

1. Two copies approved plan
2. Two copies of Planning Permission
3. Copy of Govt., letter in the reference 18th cited.

12-09-2020
12/09/2020

12/09/2020

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Copy to:

1. **The Executive Engineer & ADO,**
Anna Nagar Division, Thirumangalam,
Chennai-600 101.
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. **Jayan Durairathinam M.Arch**
Council of Architecture – CA/2007/40367
Registered Architect - 559, Licensed Surveyor,
Corporation of Chennai,
Plot No. 12, 1st Main Road, Kamakodi Nagar,
Valasaravakkam, Chennai-600 087.
Mobile No. +91 9176284004. edjassociates@gmail.com
9. **Thiru. P.K.Chandran,** B.E., M.E., (Struct),
Structural Engineer, Corporation of Chennai,
Licensed Surveyor, Class I License No. 1997,
No. 15/7, Nallana Mudali Street,
Royapettah, Chennai – 600 014.
Mobile No. +91 9884365281. vigneshchandran@yahoo.com

