

BY REGISTERED POST WITH ACK.DUE



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
ThalamuthuNatarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mcmda@tn.gov.in, Web site: www.cmdachennai.gov.in

Letter No.C3(N)/15823/2018,

Dated: 29.07.2019

To

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

Sir,

Sub: CMDA – Area Plans Unit - MSB(N) Division – Planning Permission Application for the proposed construction of **15 Nos. of EWS Block** each with Stilt floor + 14 floors residential tenements with 224 dwelling units (**Totally 3360 Dwelling Units**); **6 Nos. of Milk Booth Block** each Block consisting of Ground floor; **9 Nos. of Integrated Child Care Development Services Block** each Block consisting of Ground floor; **6 Nos. of Convenient Shop Block** each Block consisting of Ground floor; **1 No. of Community Hall Block** consisting of Ground floor + 1st floor at Survey Nos. **311/3Pt, 4Pt, 6Pt, 9Pt, 10Pt, 11Pt, 312/4Pt, 6Pt, 314/6A, 6B, 7, 8, 317/1, 1A1, 1A3, 2, 3A1A1, 3A1A2, 3A1B, 3A2, 3A3, 3A4, 3B, 3C, 3D, 3E, 3F, 3G, 3H, 3J, 3K, 4, 318/10A, 10B, 10C, 10D, 10E, 10F, 11A1, 11A2, 11A3, 11B, 1A1, 1A2, 1B, 1C, 2A, 2B, 3, 4A, 4B, 4C, 4D, 5A, 5B, 5C, 6A, 6B, 6C, 7, 8, 9A, 9B, 9C, 9D, 9E, 9F, 319/2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 5C, 6A, 6B, 6C, 6D, 7A1, 7A2, 7A3, 7B, 7C, 8A1, 8A2, 8B1, 8B2, 8B3, 320/1A1, 1A2, 1B, 1C, 1D, 2A1, 2A2, 2A3, 2B, 2C, 3, 4, 5A1, 5A2, 5B, 5C, 5D, 5E, 5F, 6A, 6B, 7A, 7B, 7C, 8A, 8B, 8C, 8D, 9A, 9B, 321/4, 7, 8, 322/1Pt, 323/1Pt, 2Pt 356/10, 2A, 2B, 3, 4, 5, 6, 7, 8A, 8B, 8C, 8D, 9, 357/1, 10A, 10B, 10C, 10D, 11, 2, 3, 4, 5, 6, 7A, 7B, 8** of **Edayanchavadi village**, Ponneri Taluk, Thiruvallur District, Chennai, within the limits of Greater Chennai Corporation – Approved – Reg.

- Ref :
1. PPA received in MSBN/2018/000198 dated 20.08.2018.
 2. Applicant letter dated 31.10.2018 along with revised plan.
 3. Agenda and minutes of the 245th MSB Panel meeting held on 20.11.2018.
 4. This office letter dated 03.12.2018 addressed to the applicant.
 5. NOC from DF & RS issued in letter R.Dis.No.16082/C1/2018 – PP.NOC. No.132/2018, dated 12.10.2018.
 6. Applicant letter dated 04.12.2018 along with revised plan.
 7. This office letter dated 08.01.2019 addressed to the Government.
 8. Govt. in letter (Ms) No. 27 H & UD (UD I) Dept. dated 11.02.2019.



9. This office DC letter dated 22.02.2019 addressed to the applicant.
10. Applicant letter dated 05.03.2019 along with remittance receipt of DC & Other charges.
11. NOC from Traffic Police Department vide Rc. No. Tr. / License/ 1381 / 30210 / 2018, dated 08.02.2019.
12. Applicant letter dated 15.07.2019 along with EIA Clearance vide Letter No. SEIAA/TN/F.6666/EC/8(a)/6666/2019, dated:07.02.2019.
13. PWD-WRD NOC issued vide letter No.DB/T5(3)/F-TNSCB Edayanchavadi/2018, dated 16.11.2018.
14. Concurrence from TANGEDCO for reservation of substation space issued vide Letter No.EE/O&M/TPT/AE CAUP / F.MNT/ D. No.1000/2019, dated 28.03.2019.
15. OSR area in three parcels with OSR Area-1= (4857.95 sq.m), OSR Area-2= (1730.59 sq.m), OSR Area-3= (257.38 sq.m) gifted in favour of CMDA vide registered Doc. No. 2479/2019, 29.03.2019 and taken over by TDR Division in Land delivery receipt No. TDR/4979/2019, dated 19.07.2019.
16. 12m Link Road portion (4527.31 sq.m) gifted in favour of CMDA vide registered Doc. No. 2480/2019, 29.03.2019 and taken over by TDR Division in Land delivery receipt No. TDR/4978/2019, dated 19.07.2019.
17. Undertaking deed for abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth DF & RS, PWD, Police(Traffic), EIA Clearance and TANGEDCO.

The Planning Permission Application received in the reference 1st cited for proposed construction of **15 Nos. of EWS Block** each with Stilt floor + 14 floors residential tenements with 224 dwelling units (**Totally 3360 Dwelling Units**); **6 Nos. of Milk Booth Block** each Block consisting of Ground floor; **9 Nos. of Integrated Child Care Development ServicesBlock** each Block consisting of Ground floor; **6 Nos. of Convenient Shop Block** each Block consisting of Ground floor; **1 No. of Community HallBlock** consisting of Ground floor + 1st floor at Survey No. **311/3Pt, 4Pt, 6Pt, 9Pt, 10Pt, 11Pt, 312/4Pt, 6Pt, 314/6A, 6B, 7, 8, 317/1, 1A1, 1A3, 2, 3A1A1, 3A1A2, 3A1B, 3A2, 3A3, 3A4, 3B, 3C, 3D, 3E, 3F, 3G, 3H, 3J, 3K, 4, 318/10A, 10B, 10C, 10D, 10E, 10F, 11A1, 11A2, 11A3, 11B, 1A1, 1A2, 1B, 1C, 2A, 2B, 3, 4A, 4B, 4C, 4D, 5A, 5B, 5C, 6A, 6B, 6C, 7, 8, 9A, 9B, 9C, 9D, 9E, 9F, 319/2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 5C, 6A, 6B, 6C, 6D, 7A1, 7A2, 7A3, 7B, 7C, 8A1, 8A2, 8B1, 8B2, 8B3, 320/1A1, 1A2, 1B, 1C, 1D, 2A1, 2A2, 2A3, 2B, 2C, 3, 4, 5A1, 5A2, 5B, 5C, 5D, 5E, 5F, 6A, 6B, 7A, 7B, 7C, 8A, 8B, 8C, 8D, 9A, 9B, 321/4, 7, 8, 322/1Pt, 323/1Pt, 2Pt 356/10, 2A, 2B, 3, 4, 5, 6, 7, 8A, 8B, 8C, 8D, 9, 357/1, 10A, 10B, 10C, 10D, 11, 2, 3, 4, 5, 6, 7A, 7B, 8 of Edayanchavadi village, Ponneri Taluk, Thiruvallur District, Chennai, within the limits of Greater Chennai Corporation submitted by **The Executive Engineer, TNSCB ,****



Division-1, H.L.L. Nagar, Tondiarpet, Chennai – 600 081 has been examined and Planning Permission is issued based on the Govt. letter in the reference 9th cited and the usual conditions put-forth by CMDA including compliance of conditions listed in the NOCs issued by DF & RS, PWD, Police(Traffic), EIA Clearance and TANGEDCO's Concurrence letter in the references 5th, 9th, 11th to 14th cited.

2. This Planning Permission is issued based on the undertaking furnished by the TNSCB stating that, the encroachments exists in the OSR area & 12.0m wide Link Road shall be removed before completion of the scheme and obtain the NOC from CMDA before obtaining the EB and Sewer & Water connection from TNEB and CMWSSB.

3. The applicant has remitted the DC & Other charges vide receipt No. **Rt.No.B009219, dt.26.02.2019** and Flag Day contribution in receipt No. 649429 dated 26.02.2019:

i)	Development charges	Rs.29,50,000/- (Rupees Twenty Nine Lakhs and Fifty Thousands only)
ii)	Balance Scrutiny Fee	Rs.2,30,000/- (Rupees Two Lakhs Thirty Thousands only)
iii)	Regularisation Charges	-NA-
iv)	OSR Charges	-NA-
v)	Security Deposit for Building	-NA-
vi)	Security Deposit for STP	-NA-
vii)	Security Deposit for Display board	-NA-
viii)	MIDC for CMWSSB	Rs.2,17,20,000/- (Rupees Two Crores Seventeen Lakhs and Twenty Thousands only)
ix)	I & A Charges	-NA-
x)	Shelter Fee	-NA-
xi)	Flag day Contribution (by Cash)	Rs.500/- (Rupees Five Hundred only)

4.The applicant has also furnished an undertaking in the reference 17thcited to abide by the terms and conditions put forth by CMDA and accepting the conditions put forth in the NOCs/Clearances issued by DF & RS, PWD, Police(Traffic), EIA Clearance and TANGEDCO's Concurrence letter.

5. NOCs from AAI & IAF are not required, since the site is located at a distance of 25400 meter from Airport and lies outside of the coloured grids of the published colour coded zoning map.



6. 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.

7. 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.

8. 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.

9. 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.

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

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

12. The applicant has to comply with all the conditions stipulated in the NOC issued by the DF & RS, PWD, Police(Traffic), EIA Clearance and TANGEDCO's Concurrenceletter.

13. 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.

14. Two sets of plan for the proposal is approved and numbered as Planning Permission No. C/PP/MSB/34(A to I)/2019, dated 29.07.2019 in Permit No.11975 are sent herewith. The Planning Permission is valid for the period from 29.07.2019 to 28.07.2024.



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

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

Yours faithfully,

G. S. [Signature] 29/07/19
for **PRINCIPAL SECRETARY/
MEMBER-SECRETARY**

Encl:

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

Copy to:

1. **The Executive Engineer, TNSCB , Division-1**
HLL Nagar, Tondiarpet, Chennai – 600 081
(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. M.MANJU,B.Arch.,M.S.
Registered Architect No: CA/2003/32227
Metaphor Architects Pvt.Ltd.
No.02/PC6, 2nd Floor, Mogappair West Main Road,
Mogappair West, Chennai-600 037,
Mobile No: 8056272607; email ID: manju.metaphor@gmail.com
7. Thiru.A.P.SENTHIL KUMAR.ME.,(Struct)
Structural Engineer, Class-I, Reg.No.1525
No.13/5, Jai nagar,6thStreet
Arumbakkam, Chennai- 600 106,
9884213565, senthilstructural@hotmail.com
8. Dr.C.VENKATAPRASAD
GEO MARINE CONSULTANTS (P) LTD.
11,2nd Main Road, Kannappa Nagar Ext.,
Kottivakkam,
Chennai – 600 041.
9444026189, Email ID :info@geomarineindra.com

