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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY  
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Chennai - 600 008  
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**Letter No.C3(N)/2364/2018, Dated: 27.07.2019**

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

Sir,

Sub: CMDA – Area Plans Unit – MSB(North) Division –Planning Permission for the proposed construction of Multi-storeyed building for Stilt Floor + 11 Floors Residential use building with 44 HIG dwelling units, abutting Ambattur Estate Road, Anna Nagar West Extension, Chennai, in Old S. No. **194** part, **195** part, **213** part and **218/1**part, New T.S.No.**1**, Block No. **53**, Ward – **I** of **Padi** Village, Ambattur Town, Ambattur Taluk, within the limits of Greater Chennai Corporation – Approved – Reg.

- Ref :
1. PPA received on 09.02.2018 in MSB/2018/000021.
  2. Applicant letter dated 20.04.2018, 07.05.2018 and 09.05.2018.
  3. Minutes of the 241<sup>st</sup> MSB Panel meeting held on 17.05.2018.
  4. IAF NOC issued in letter No. TAM/5218/ATC, dated 19.03.2018.
  5. AAI NOC issued in letter No. CHEN/SOUTH/B/030718/285128, dated 02.04.2018.
  6. This office letter even no. dated 24.05.2018 addressed to the applicant.
  7. NOC from Police (Traffic) in letter Rc.No. Tr./License/313/7204/2018, dated 05.06.2018.
  8. NOC issued by the DF & RS in letter R. Dis. No.6694/C1/2018 – PP.NOC. No. 81/2018, dated 15.06.2018.
  9. Applicant letter dt. 27.06.2018 enclosing revised plan.
  10. This office letter even no. dated 09.07.2018 addressed to the Govt. H & UD Dept.
  11. Govt. Letter (Ms) No.136, H&UD, (UD-I) Dept. dated 25.09.2018.
  12. This office DC advice letter even no. dated 10.10.2018 addressed to the applicant.
  13. Applicant letter dated 24.10.18, 20.11.2018, 05.12.2018.
  14. This office letter even no. dated 08.01.2019 addressed to the applicant.



15. Applicant letter dated 25.01.2019 along with the Structural Design vetted by Anna University & Undertakings.
16. OSR area to an extent of 243.69sq.m. handed over through a registered gift deed Doc.No.1198/2019, dated 04.03.2019.
17. Applicant letter dated 03.04.2019.
18. This office letter even no. addressed to the Commissioner, Greater Chennai Corporation along with approved plans issued vide PP.No. C/PP/MSB/15(A&B)/2019, Permit No.11956, dated 24.04.2019.
19. Letter from the Superintending Engineer, Works Department, Greater Chennai Corporation in W.D.C.No.D2/CMDA/WDCN07/000085/2018, dated: 04.06.2019 & 27.06.2019 returning the approved plans, Permit and Display Form in original
20. Applicant letter dated 08.07.2019 along with revised Plan incorporating the latest T.S.No., Block No. in the title.

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The Planning Permission Application received in the reference 1<sup>st</sup> cited for the proposed construction of Multi-storeyed building for Stilt Floor + 11 Floors Residential use building with 44 HIG dwelling units, abutting Ambattur Estate Road, Anna Nagar West Extension, Chennai, in Old S. No. **194** part, **195** part, **213** part and **218/1**part, New T.S.No.**1**, Block No. **53**, Ward – **I** of **Padi** Village, Ambattur Town, Ambattur Taluk, within the limits of Greater Chennai corporation submitted by **the Executive Engineer & ADO**, Anna Nagar Division, TNHB, Thirumangalam, Chennai -101 has been examined and Planning Permission is issued based on the Govt. letter in the reference 11<sup>th</sup> cited and the usual conditions put-forth by CMDA including compliance of conditions listed in the NOCs issued by DF & RS, Police(Traffic), AAI, and IAF in the references 4<sup>th</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 8<sup>th</sup> & 12<sup>th</sup> cited.

2. The applicant has remitted the DC & Other charges vide receipt No. **B008337** dated **25.10.2018** and Flag Day contributions vide receipt Nos. 2568108 - 2568112 dated 25.10.2018:

Sl.No	Description	Amount remitted
1	Development charge for land and building under Sec.59 of the T&CP Act, 1971	<b>Rs.1,00,000/-</b> (Rupees One Lakh only)
ii)	Balance Scrutiny Fee	<b>Rs.12,000/-</b> (Rupees Twelve Thousand only) <i>(after adjusting the scrutiny fee already paid for this proposal)</i>
iii)	Regularisation charge for land	<b>Rs.1,90,000/-</b> (Rupees One Lakh and Ninety Thousand only)
iv)	OSR Charges	<b>Not applicable</b>



v)	MIDC for CMWSSB **	<b>Rs.10,30,000/-</b> (Rupees Ten Lakhs and Thirty Thousand only) **
vi)	Infrastructure & Amenities Charges	<b>Rs.20,50,000/-</b> (Rupees Twenty Lakhs and Fifty Thousand only)
vii)	Shelter Fee (75% of I&A)	<b>Rs.15,50,000/-</b> (Rupees Fifteen lakhs and Fifty Thousand only)
viii)	Flag day Contribution <b>(by Cash)</b>	<b>Rs.500/-</b> (Rupees Five Hundred only)

3. The applicant has handed over the OSR area to an extent of 243.69sq.m. through a registered gift deed Doc.No.1198/2019, dated 04.03.2019.

4.The applicant has also furnished an undertaking in the reference 15<sup>th</sup> cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth DF & RS, Police (Traffic), AAI and IAF.

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.

7. 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 1/3<sup>rd</sup> 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, Police(Traffic), AAI and IAF.**

**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. The Superintending Engineer, Works Department, Greater Chennai Corporation in the reference 19<sup>th</sup> cited has returned the approved plans, Permit and Display Form in original forwarded by CMDA in the reference 18<sup>th</sup> cited, based on the applicant request to incorporate the latest T.S.No. and Block No. in the title of the approved plans and also in the Planning Permit. Accordingly, the applicant in the reference 20<sup>th</sup> cited has furnished revised plans incorporating the correct survey numbers in the title.



15. Two sets of plan for the proposal is approved and numbered as **Planning Permission No. C/PP/MSB/32(A&B)/2019**, dated **27.07.2019** in **Permit No.11973** are sent herewith. The Planning Permission is valid for the period from **27.07.2019 to 26.07.2024**. This Planning Permission revises the earlier approval issued in the reference 18<sup>th</sup> cited.

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

17. The Commissioner, GreaterChennai Corporationis 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 & 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. K.M.RAJAN,B.Arch.,  
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7. Thiru.P.K.CHANDRAN.ME.,(Struct)  
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