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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan 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

Letter No.C3 (N)/2530/2016 Dated: 17.08.2017

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

Sub: CMDA – Area Plans Unit – MSB (North) Division – Planning Permission Application for the construction of Multi storied Building consisting of Block 1, Block 2, Block 3 & Block 4 of Stilt Floor + 15 Floors residential building with 510 dwelling units in S.No.738pt, 739pt, 742pt&743pt Perambur Village, Permbur-Purasawalkkam Taluk, Chennai—Corporation of Chennai limit, applied by the **Executive Engineer, & Admn. Officer, Special Projects Division I**, Tamil Nadu Housing Board, Ashok Nagar, Chennai_83 – Approved - Reg.

- Ref:
1. PPA received in MSB/2016/000111 dated 04.02.2016.
 2. NOC issued by Tahsildar, Perambur Taluk dated 17.02.2016
 3. Environmental Clearance issued in letter No. SEIAA/TN/F.4997/EC/ 8(a)/455/2015 dated 04.03.2016
 4. NOC from DF&RS in letter R.Dis. No. 8657/C1/2016 Dt.21.06.2016
 5. NOC issued by AAI in letter No.CHEN/SOUTH/B/032116/123362 dated Nil
 6. CMDA Lr. even No. dated 17.08.2016 addressed to the Secretary to Govt., H&UD Dept., along with the Agenda &Minutes of the 232nd MSB Panel meeting held on 26.07.2016.
 7. Government letter, H&UD Dept., G.O (Ms).No.165 dated 07.10.2016.
 8. NOC from Traffic Police vide RC. No. Tr./License/1014/19262/2016 dated 25.11.2016.
 9. Development charge advice issued in Lr even No. dt. 22.12.2016.
 10. This office letter even No dated 12.01.2017 addressed to Govt ., on dispensing with the PWD NOC from inundation point of view.
 11. Your Letter dated 12.01.2017 furnishing the receipt for remittance of Development charges
 12. Your letter dated 09.05.2017 enclosing the plans free from corrections and undertakings.



The Planning Permission Application received in the reference 1st cited for the construction of Multi storied Building consisting of Block 1, Block 2, Block 3 & Block 4 of Stilt Floor + 15 Floors residential building with 510 dwelling units in S.No.738pt, 739pt, 742pt&743pt Perambur Village, Permbur-Purasawalkkam Taluk, Chennai, within Greater Chennai Corporation limit, applied by the **Executive Engineer, & Admn. Officer, Special Projects Division I**, Tamil Nadu Housing Board, Ashok Nagar, Chennai 83, has been examined and Planning Permission is issued based on the Govt. order issued in the reference 7th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by Environmental Clearance, DF&RS, AAI and Traffic (Police) in the reference 3rd, 4th, 5th and 8th cited.

2.The applicant has remitted the following charges vide receipt No.B003328 dt 13.01.2017

i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.7,50,000/- (Rupees Seven Lakhs and fifty thousand only)
ii)	Regularization Charges	Rs.7,20,000/- (Rupees Seven lakhs Twenty thousand only)
iii)	Balance Scrutiny Fee	Rs.60,000/- (Rupees Sixty thousand only)
iv)	IDC for CMWSSB 32	Rs.45,60,000/- (Rupees Forty five lakhs and sixty thousand only)
v)	Infrastructure & Amenities Charge	Rs.1,16,40,000/- (Rupees one Crore sixteen lakhs and forty thousand only)

3. Applicant has to furnish IAF NOC before obtaining Completion Certificate and the applicant has furnished an undertaking to this effect.

4. "The applicant has to pay the additional Infrastructure & Amenities charges if the Government revises the Infrastructure & Amenities Charge consequent to the Government Order".

5. The Local Body is requested to ensure Water Supply and Sewerage disposal facility for the proposal before issuing building permit.

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

8. (i) 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.



(ii) 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.

9. (i) 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.

(ii) 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. Applicant must obtain all the mandatory NOC's/clearances from the appropriate authorities for the proposal, and also to comply with the conditions in the NOC'S/Clearances.

11. Two sets of plan for the proposal is approved and numbered **as Planning Permission No. C/PP/MSB/33(A to G) /2017**, dated **17.08.2017** in **Permit No. 11161**. are sent herewith. The Planning Permission is valid for the period from **17/08.2017 to 17/08.2022**.

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

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

Yours faithfully,


for MEMBER-SECRETARY.

Encl :

1. Two copies approved plan
2. Two copies of planning Permission
3. Copy of GO in the reference 7th cited.

Copy to:

1. The Executive Engineer & Admn. Officer,





ABSTRACT

Urban Development - Chennai Metropolitan Development Authority - Planning Permission applied by the Executive Engineer & ADO., Special Projects Division, Tamil Nadu Housing Board for the proposed construction of Multi storied building consisting of Block 1, Block 2, Block 3 & Block 4 of Stilt Floor + 15 Floors residential building with 510 dwelling units in S.No.738pt, 739pt, 742pt & 743pt Perambur Village, Permbur - Purasawalkkam Taluk, Chennai District- Approval of MSB Panel recommendation - Orders - Issued

HOUSING AND URBAN DEVELOPMENT (UD1) DEPARTMENT

G.O.(Ms) No.165

Dated:07.10.2016

திருவள்ளூர் ஆண்டு 2047
துன்முகி வருடம், புரட்டாசி 20

Read:

From the Member Secretary, Chennai Metropolitan Development Authority, Letter No.C3(N)/2530/ 2016, dated 17.08.2016.

ORDER:

In the letter read above, the Member Secretary, Chennai Metropolitan Development Authority has requested the Government, to accord approval to the recommendations of the 232nd MSB Panel to issue Planning Permission for the proposed construction of Multi storied building consisting of Block 1, Block 2, Block 3 & Block 4 of Stilt Floor + 15 Floors residential building with 510 dwelling units in S.No.738pt, 739pt, 742pt & 743pt Perambur Village, Permbur-Purasawalkkam Taluk, Chennai District applied by the Executive Engineer & ADO., Special Projects Division, Tamil Nadu Housing Board.

2. The Government, after careful examination, accord approval to the proposal of the Member Secretary, Chennai Metropolitan Development Authority to issue Planning permission to the Executive Engineer & ADO., Special Projects Division, Tamil Nadu Housing Board based on recommendations of the 232nd MSB Panel for the proposed construction of Multi storied building consisting of Block 1, Block 2, Block 3 & Block 4 of Stilt Floor + 15 Floors residential building with 510 dwelling units in S.No.738pt,

Handwritten signature and date:
AL. Pur. 2016



739pt, 742pt & 743pt Perambur Village, Permbur-Purasawalkkam Taluk, Chennai-District by relaxing Development Regulation 28(25) relating to areas set apart for MSBs given in Annexure IX(b) subject to payment of Development Charges and other charges and subject to satisfaction of usual conditions imposed in No objection Certificates given by various departments and as per the conditions imposed by Multi-Storeyed Building panel as detailed below:

- i. Revised plan rectifying the defects mentioned in the Annexure to agenda item No.23/232 to be obtained before issue of Planning Permission;
- ii. Structural design details vetted by Public Works Department and NOC from Public Works Department on inundation point of view are to be obtained before issue of Planning Permission;
- iii. NOCs from Director of Fire & Rescue Services and Police(Traffic) to be obtained before issue of Planning Permission
- iv. PP1 & PP2 duly signed by the Architect/Structural Engineer/Licensed Surveyor to be obtained before issue of Planning Permission;
- v. Environmental Clearance to be obtained before issue of Planning Permission.

3. The Government direct the Member Secretary, Chennai Metropolitan Development Authority to obtain an undertaking before issue of Planning permission from the applicant as usual to the effect that the applicant i.e. the Executive Engineer & ADO., Special Projects Division, Tamil Nadu Housing Board would fulfill all the provisions as per Development Regulations and conditions imposed. The Government also direct the Chennai Metropolitan Development Authority to make regular inspection of the building to avoid any deviation in construction and to ensure that all the said conditions are carried out in the Multi-Storeyed Building.

4. The Member Secretary, Chennai Metropolitan Development Authority is directed to take further action accordingly for issue of Planning Permission.

5. The Works Manager, Government Central Press, Chennai-600 079 is directed to publish the Notification appended to this order in the next issue of the Tamil Nadu Government Gazette and to send 5 copies to Government.



6. The original file of Chennai Metropolitan Development Authority bearing No.C3(N)/2530/2016 [C.F. 1 to 76 Pages and N.F. Page No.1 to 42 (I Volume)] is returned herewith. The receipt of the same may be acknowledged.

(By Order of the Governor)

Dharmendra Pratap Yadav
Secretary to Government

To
The Member Secretary,
Chennai Metropolitan Development Authority,
Chennai-8.(w.e)
The Works Manager,
Government Central Press,
Mint Street, Chennai-79. (w.e)
The Executive Engineer & ADO (TNHB),
TNHB Shopping Complex,
Ashok Nagar,
Chennai-600 083.

Copy to
The Senior Private Secretary to Secretary to Govt,
Housing & Urban Development, Chennai-9.
The Senior Personal Assistant to Minister,
Housing & Urban Development, Chennai-9.
Stock File / Spare Copy

// Forwarded by Order //

(P) - Undersigned
Section Officer. 8/11/16
8/11/16



