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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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Letter No. CMDA/PP/HRB/N/0373/2020, Dated: 31.03.2021

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 **High Rise Commercial cum Residential Building** consisting Extended Double Basement Floor + Stilt Floor (Parking) + 1st & 2nd Floor (20 Shops in each floor-Commercial use) + 3rd Floor to 11th Floor (Residential use) with 50 dwelling units and Gym & Games Room in 3rd Floor at New No.10, 11, 12 & 19, Old No.7, 8, 9, 11 & 11A, abutting Thiruvottiyur High Road, Old Washermenpet, Chennai -21, comprised in R.S. Nos.1798/1, 1798/19, 1798/20, 1798/25 & 1798/27, Block No.28 of Tondiarpet Village, Tondiarpet Taluk, within the limits of Greater Chennai Corporation applied by **M/s. LIFESTYLE HOUSING & INFRASTRUCTURE**, Rep. by Thiru PRIYANK PINCHA (Power Holder to Thiru R.Ravindran) – Approved – Reg.

- Ref :
1. PPA received on 08.07.2020 in SBC No. CMDA/PP/HRB/N/ 0373/2020.
 2. Earlier approval for the construction of commercial building with Triple Basement + Stilt + 6 Floors for Party Hall, Show Rooms & 6 Nos. of Theatres issued in PP.No. C/PP/MSB-IT/40 A to N/2008 in letter no. C3/1361/2006, dated 07.11.2008.
 3. Applicant letter dated 10.07.2020 enclosing plans & documents.
 4. This office letter even no. dated 18.08.2020 addressed to the DF&RS and Traffic Police
 5. Minutes of the 257th MSB Panel meeting held on 06.10.2020.
 6. This office letter even no. dated 19.10.2020 addressed to the Govt.,
 7. Letter No. CMRL /Plng /NOC/626/34/2020,dated:16.11.2020.
 8. Government Letter (Ms) No.176,H&UD (UD-I) Dept.,dated:27.11.2020
 9. This office letter even No. dated: 09.12.2020 addressed to the CMRL
 10. This office DC advice letter even no. dated 24.12.2020.



11. NOC from Police (Traffic) issued in letter Rc. No. Tr./License/751/14937/2020, dated 11.12.2020.
12. NOC from CMRL issued in letter no. CMRL/Plng/NOC/626/34/2020, dated 04.01.2021.
13. Applicant letter dated 01.03.2021 along with revised plans, receipt for remittance of DC charges, copy of NOCs & Undertakings.
14. NOC from AAI issued in NOC ID: CHEN/SOUTH/B/013120/439330, dated 06.02.2020
15. NOC from IAF issued in letter no. TAM/5218/1/ATC (PC – 06/20), dated 17.02.2020
16. NOC from DF & RS issued in letter R.Dis.No.9593/C1/2020 – PP.NOC.No.138/2020, dated 19.12.2020.
17. Applicant letter dated 09.03.2021 along with Bank Guarantee and Amendment to BG towards Security Deposit for building.

The Planning Permission Application for the proposed construction of **High Rise Commercial cum Residential Building** consisting Extended Double Basement Floor + Stilt Floor (Parking) + 1st & 2nd Floor (20 Shops in each floor-Commercial use) + 3rd Floor to 11th Floor (Residential use) with 50 dwelling units and Gym & Games Room in 3rd Floor at New No.10, 11, 12 & 19, Old No.7, 8, 9, 11 & 11A, abutting Thiruvottiyur High Road, Old Washermenpet, Chennai -21, comprised in R.S. Nos.1798/1, 1798/19, 1798/20, 1798/25 & 1798/27, Block No.28 of Tondiarpet Village, Tondiarpet Taluk, within the limits of Greater Chennai Corporation applied by **M/s. LIFESTYLE HOUSING & INFRASTRUCTURE**, Rep. by Thiru PRIYANK PINCHA (Power Holder to Thiru R.Ravindran) has been examined and Planning Permission is issued based on the Government approval orders issued in the reference 8th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by other Government Agencies in the references 10th to 12th and 14th to 16th cited.

2. The applicant has remitted the following charges in the reference 13th cited vide **Receipt No.B0018650, dated 23.02.2021**. The details of DC & Other charges remitted by the applicant are as follows:

Sl. No.	Charges:	Amount remitted:
i)	Balance Scrutiny Fee	Rs. 30,000/- (Rupees Thirty Thousand only)
ii)	Regularisation Charges	Rs. 3,50,000/- (Rupees Three Lakh and Fifty Thousand only)
iii)	Balance OSR Charges	Rs. 2,50,000/- (Rupees Two Lakh and Fifty Thousand only)
iv)	Security Deposit for Display board	Rs.10,000/- (Rupees Ten Thousand only)
v)	Balance MIDC for CMWSSB	Rs. 21,50,000/- (Rupees Twenty One Lakh and Fifty Thousand only)
vi)	Shelter Fee	Rs. 36,80,000/- (Rupees Thirty Six Lakh and Eighty Thousand only)



Sl. No.	Charges:	Amount remitted:
vii)	Flag day Contribution	Rs.500/- (Rupees Five Hundred only)

The applicant has furnished **Bank Guarantee for an amount of Rs.23,25,000/-** (Rupees Twenty Three Lakh and Twenty Five Thousand only) to CMDA **towards Security Deposit for building** given by RBL Bank Limited, Rashmi Towers – 1st Floor, No.1, Valluvarkottam High Road, Nungambakkam, Chennai – 34 in favour of the applicant vide BG No. FBG100912100012, dated 23.02.2021; BG Expiry date: 22.02.2026; BG Claim Expiry date: 22.02.2026 and Amendment to BG dated 09.03.2021 issued for the earlier BG dt. 23.02.2021. The Amendment issued removing the clause (3) regarding remits 9% of interest advance for the total BG amount. The Bank Guarantee has been sent to Finance Division, CMDA for safe custody.

3. The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS, Police (Traffic), CMRL, IAF and AAI. In this regard, the applicant has also furnished an undertaking in the reference 13th 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), CMRL, IAF 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. CCTV Camera to be installed at regular interval of 50.00 m along the road which is abutting the site boundaries before issue of Completion Certificate. In this regard the applicant has furnished an undertaking.

14. The applicant is requested to intimate the Enforcement Cell, CMDA at all the stages of construction of building viz., namely (i) Commencement of construction, (ii) Plinth level and (iii) Last Storey and apply for Completion Certificate along with order of continuance accorded for different stages by CMDA.

15. Two sets of plan for the proposed development is approved and numbered as Planning Permission No. C/PP/MSB/20 (A to F)/2021, dated: 31.03.2021 in Permit No. 13270 are sent herewith. The Planning Permission is valid for the period from 31.03.2021 to 30.03.2026.

16. 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.

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

18. 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**

Encl :

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

Copy to:

1. **M/s. LIFESTYLE HOUSING & INFRASTRUCTURE,**
Rep by Mr. PRIYANK PINCHA (Power Holder to Thiru R.Ravendran)
New No. 7, Old No.2, 3 & 4, 2nd Floor,
Halls Road, Egmore, Chennai -600 008.

G. J. [Signature] 31/03/2021
for **MEMBER-SECRETARY**
P
31/03/2021



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. **P.REENA NISHANTHI LYDIA. B.Arch.**, (Mobile No.: 9962508570)
(Registered Architect: CA/2009/46301),
Chennai Corporation Regn.No.: RA/100822019
No. 31/14, 2nd Floor, Cenotaph Road 1st Street,
Alwarpet, Chennai – 600 018.
CMDA Registration No. RA/GR-I/19/02/008, dated: 18.02.2019,
Email: reenaedcrapproval@gmail.com
9. **A.YUVARAJ, M.E.,(Struct).**, (Mobile No.: 9962545633)
CMDA Registration No. SE/GR-I/19/03/037, dated: 25.03.2019,
No.6/17, New Colony Main Road, West Saidapet,
Chennai – 600 015.
Email: ayuvaraj77us@gmail.com