

**BY REGISTERED POST WITH ACK.DUE**



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

Phone : 28414855 Fax: 91-044-28548416

E-mail: [mscmda@tn.gov.in](mailto:mscmda@tn.gov.in) Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No.C3(N)/5317/2018, Dated : 25.03.2019

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 additional construction of MSB Building **Block No-1:** Triple Basement Floor + GF + 11 Floors for office use and **Block No-2 (IDC):** Ground Floor + 4 Floors and also for the construction of 4<sup>th</sup> Floor(part) in the existing GF + 3 Floor VSNL building to the existing approved MSB buildings with Double Stilt + Ground Floor (part) + 7 Floors Office buildings & other incidental building block of Commercial building (Office use) at Door No. 54, 226/1 & 2, Ambathur – Redhills Road, Kallikuppam, Chennai – 53 comprised in Old S.No. 782/2, 784 part, 785 part, & 786 part, T.S.No. 2/1, Block No. 11 of Korattur village and Old S.No. 222/1 part, T.S.No. 1/1, Block No.2 of Menambedu village within the limits of Greater Chennai Corporation – Approved– Reg.

- Ref :
1. PPA received in MSBN/2018/000147 dated 04.04.2018.
  2. Earlier Approval was issued in letter No. C3/10825/2008, dt. 26.10.2009 and another approval was issued in letter No.C3 / 17941 / 2009, dt. 08.09.2010.
  3. Completion Certificate issued for the existing Blocks in CC. No. EC/North/19/2011, in letter No. EN3/16617/2009, dt.07.02.2011
  4. This office letter even no. dated 12.07.2018 addressed to the applicant.
  5. Agenda and minutes of the 242<sup>nd</sup> MSB Panel meeting held on 04.07.2018.
  6. Applicant letter dt. 31.07.2018 along with revised plan.
  7. NOC from AAI for Block-1: CHEN/SOUTH/B/060718/312089, dated 07.06.2018 and for Block-2: CHEN/SOUTH/B/032718/291656, dt. 19.04.2018.
  8. NOC from IAF in letter No. TAM/5218/1/ATC, dated 28.03.2018.
  9. This office letter even no. dated 21.08.2018 addressed to the Govt.
  10. Letter no. 18725/UDI/2018-1 dated 11.09.2018 received from the Govt.
  11. NOC issued by DF&RS in letter R.Dis.No.9777/C1/2018, PP.NOC.No.123/2018, dated 12.9.2018 received on 19.9.2018.

12. NOC issued by the Police(Traffic) in letter Rc. No. Tr./License/1031/22534/2018, dated 12.09.2018.
13. This office letter even no. dated 25.09.2018 addressed to the Govt.
14. Govt. letter (Ms) No.165 H & UD (UD I) Dept. dated 29.11.2018
15. This office letter even no. dated 07.12.2018 addressed to the applicant.
16. Applicant letter dated 13.12.2018 along with revised plan and structural design vetted by PWD & undertakings.
17. This office DC draft letter even no. dated 08.01.2019 addressed to the applicant.
18. Applicant letter dated 14.02.2019 along with receipts for DC charges.
19. This office letter dated 07.03.2019 addressed to the applicant.
20. Applicant letter dated 12.03.2019 along EIA Clearance & other particulars.
21. EIA Clearance in letter No. SEIAA / TN / F. 4750 / EC / 8(a) / 631 / 2019 dated 07.02.2019.

\*\*\*\*\*

The Planning Permission Application received in the reference 1<sup>st</sup> cited for the proposed additional construction of MSB Building **Block No-1:** Triple Basement Floor + GF + 11 Floors for office use and **Block No-2 (IDC):** Ground Floor + 4 Floors and also for the construction of 4<sup>th</sup> Floor(part) in the existing GF + 3 Floor VSNL building to the existing approved MSB buildings with Double Stilt + Ground Floor (part) + 7 Floors Office buildings & other incidental building block of Commercial building (Office use) at Door No. 54, 226/1 & 2, Ambathur – Redhills Road, Kallikuppam, Chennai – 53 comprised in Old S.No. 782/2, 784 part, 785 part, & 786 part, T.S.No.2/1, Block No. 11 of Korattur village and Old S.No.222/1 part, T.S.No. 1/1, Block No.2 of Menambedu village within the limits of Greater Chennai Corporation submitted by **TATA Communications Ltd.** has been examined and Planning Permission is issued based on the Govt. letter in the reference 14<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, IAF and EIA Clearance in the references 7<sup>th</sup>, 8<sup>th</sup>, 11<sup>th</sup>, 12<sup>th</sup>, 17<sup>th</sup> & 21<sup>st</sup> cited.

2. The applicant has remitted the DC & Other charges vide receipt No. **B009020** dated **13.02.2019** and Flag Day contribution vide receipt No. 649401 dated 13.02.2019:-

Sl.No	Description	Amount to be remitted
i)	Development charge for building under Sec.59 of the T&CP Act, 1971	<b>Rs.17,10,000/-</b> (Rupees Seventeen Lakhs and Ten Thousand only)
ii)	Balance Scrutiny Fee	<b>Rs.10,000/-</b> (Rupees Ten Thousands only) <i>(after adjusting the scrutiny fee already paid for this proposal)</i>
iii)	Security Deposit for Building	<b>Rs.2,71,25,000/-</b> (Rupees Two Crore and Seventy One Lakh and Twenty Five Thousand only)

vi)	Security Deposit for Display Board	<b>Rs.10,000/-</b> (Rupees Ten Thousands only)
vii)	Infrastructure & Amenities Charges	<b>Rs.3,56,00,000/-</b> (Rupees Three Crore and Fifty Six Lakh only)
viii)	Shelter Fee (75% of I&A)	<b>Rs.2,67,00,000/-</b> (Rupees Two Crore Sixty Seven lakh only)
ix)	Flag day Contribution <b>(by Cash)</b>	<b>Rs.500/-</b> (Rupees Five Hundred only) remitted vide Receipt No. 649401 dated 13.02.2019.

\*\* DD for **Rs.1,00,30,000/-** (Rupees One Crore and Thirty Thousand only) furnished vide DD.No.665756, dt. 08.02.2019 drawn from HDFC Bank, R.K.Salai, Chennai in favor of the Managing Director, Chennai Metropolitan Water Supply and Sewerage Board, Chennai- 600 002.

3. OSR area of 8483sq.m for the site under reference had already been handed over through registered gift deed vide document no.1825/2009, dated 01.07.2009.

4. The applicant has furnished STP design sufficiency certificate issued by the registered Environment Consultant M/s. Eco Tech Labs Pvt. Ltd. The applicant has also furnished an undertaking in the references 16<sup>th</sup> and 20<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, IAF and Environmental Clearance.

5. The Planning Permission holder 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.

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.

8. 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. 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.

**10. 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.**

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

**12. 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.**

**13. The applicant has to comply with all the conditions stipulated in the NOC issued by the DF&RS and Police (Traffic), AAI, IAF and Environmental Clearance.**



7. Thiru.P.JEGATHEESAN.ME.,(Struct)  
Structural Engineer,  
Class-I, L.S.No.1779  
Plot No.12,B-2.Ground Floor  
Anu castle Apts, Selaiyur,  
Chennai- 600 073.  
9962545631, headoffice@lanwindia.com

8. F.S.Engineers Pvt.Ltd  
Reg.No.18.006482  
#Velachery Road,  
Guindy – 600 032.  
Phone No: 044-22351862  
Email ID :fsengineers74@gmail.com