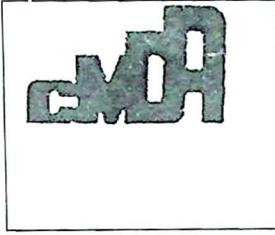


BY REGISTERED POST WITH ACK.DUE



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)/7209/2016 Dated: 17.01.2018

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 proposed construction of Multi storied building consisting of Block 1 and 2 comprising Stilt Floor + 9 Floors residential building and Block-3 comprising Stilt floor + 7 floors; totally with **222 LIG dwelling units** S.No.1279 pt,1280 pt,1281 pt,1282 pt,1299 pt,1300/2A pt & 2B pt and 1301/5 pt of Korattur village, Ambattur Taluk, Tiruvallur District, applied by **The Executive Engineer & ADO., ANNA Nagar Division, TNHB, Thirumangalam - Approved - Reg.**

- Ref:
1. PPA received in MSB/2016/000327 dated 02.05.20160.
 2. The Minutes of the 232nd MSB Panel meeting held on 26.07.2016.
 3. This office Letter to the Government dated 17.08.2016.
 4. Government letter, H&UD Dept. (Ms).No.166 dated 07.10.2016.
 5. This office letter even no dated 04.11.2016.
 6. NOC received from Police (Traffic) in letter No. Tr./License /1013 /19261 /2016 dated 25.11.2016.
 7. The applicant Letter dated 06.02.2017.
 8. This office letter even no dated 07.03.2017.
 9. The applicant Letter dated 24.03.2017, 12.09.2017, 14.09.2017 & 27.09.2017.
 10. NOC issued by DF&RS in letter no C1/5326/2017, PP. NOC. No. 57/2017 Dt. 07.09.2017.
 11. NOC issued by AAI in NOCID no CHEN/SOUTH/B/060817/224266, 224267 & 224270 Dt. 08.06.2017.
 12. NOC issued by IAF in letter no TC/14758/2/ATC (PC-590) Dt. 0709.2017
 13. This office letter even no dated 21.11.2017.
 14. The applicant Letter dated 27.11.2017.



The Planning Permission Application received in the reference 1st cited for the proposed construction of Multi storied building consisting of Block 1 and 2 comprising Stilt Floor + 9 Floors residential building and Block-3 comprising Stilt floor + 7 floors; totally with **222 LIG dwelling units** S.No.1279pt,1280pt,1281pt,1282pt,1299pt,1300/2Apt&2Bpt and 1301/5pt of Korattur village, Ambattur Taluk,Tiruvallur District, applied by **The Executive Engineer &ADO.**, ANNA Nagar Division, TNHB, Thirumangalam has been examined and Planning Permission is issued based on the Govt. order issued in the reference 4th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by DF&RS, AAI, IAF and Traffic (Police) in the reference 6th and 10th to 12th cited.

2. The applicant has remitted the following charges vide receipt No.B004010 dt.24.03.2017.

i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs. 3,00,000/- (Rupees Three Lakhs only)
ii)	Balance Scrutiny Fee	Rs. 30,000/- (Rupees Thirty Thousands only)
iv)	IDC for CMWSSB	Rs. 21,00,000/- (Rupees Twenty One Lakhs only)
v)	Infrastructure & Amenities Charge	Rs. 49,60,000/- (Rupees Forty Nine Lakhs and Sixty Thousand only)

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

4. 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.

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



6. (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.

7. (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.

8. 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.

9. Two sets of plan for the proposal is approved and numbered as Planning Permission **No. C/PP/MSB/01 (A & D)/2018**, dated **17.01.2018** in **Permit No. 11189** are sent herewith. The Planning Permission is valid for the period from **17.01.2018 to 16.01.2022**.

10. 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.

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

12. 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 4th cited.

Copy to:

1. The Executive Engineer & ADO

TNHB Shopping Complex,
Tamil Nadu Housing Board,
Thirumangalam, Chennai.

(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) *25/11/18*
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. **Jayan Durairathinam, M Arch,**
COA Regd No. CA/2007/40367,
Registered Architect – 559,
Licensed Surveyor, Corporation of Chennai,
Plot No.12, 1st Main Road, Kamakodi Nagar,
Valasaravakkam, Chennai – 600 087.
9. **P.K. Chandran M.E (Structural),,**
Vignesh Consulting Engineers, Vel Amrutha Towers,
15/7, Nallena Mudali Street, Royapettah,
Chennai – 600 014.

