



BY RPAD



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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Letter No.C3 (N)/7993/2019, Dated: 15.07.2019

To
The Commissioner,
Avadi Corporation,
Avadi,
Chennai -600 054.

Sir,

Sub: CMDA – Area Plans Unit – MSB (North) Division - Planning Permission Application for the proposed construction of Basement floor + Stilt Floor (part) cum Ground floor (part) + First floor to fifth floor Commercial (Multiplex complex) Multi-Storeyed building with Restaurant and 6 Cinema Theaters at Old S.No.122/2B, New S.No. 122/2A3A1A, 122/2B1A (as per Patta), Old S.No.122/2A3A1B, 122/2B1B, T.S. No. 36, Block No. 16 and Old S.No. 122/2A3A1A2B1B, T.S. No. 37 Block No. 16 (as per TSLR) of Vilinjiambakkam village, within the limits of Avadi Corporation -Approved - Reg.

- Ref:
1. PPA received in MSB/2015/000974 dated 18.12.2015.
 2. Earlier Planning Permission issued in PP. No. B/Spl. Bldg/329 A to C/2012 vide letter No. B3/17376/2010 dt.16.08.2012.
 3. This office letter even no. dated 14.02.2016 addressed to the applicant.
 4. NOC from DF&RS in letter no. 2342/C1/2016; PP. NOC. No.45/2016 dt. 14.06.2016.
 5. NOC issued by the Police (Traffic) in letter Rc. No. Tr./License/740/13791/2016, dated 03.11.2016.
 6. NOC from AAI in letter no NOCID: CHEN/SOUTH/B/021517/197103 Dt. 15.02.2017.
 7. Applicants letter dated 07.03.2017.
 8. This office letter even no. dated 05.05.2017 addressed to the applicant.
 9. Applicants letter dated 15.05.2017 enclosing revised plan.
 10. Minutes of the 236th MSB Panel meeting held on 31.05.2017.
 11. This office letter even no. dated 01.06.2017 addressed to the Government.
 12. Govt. Letter (Ms) No. 159 H & UD (UD I) Dept. dated 29.08.2017.
 13. This office letter even no. dated 26.09.2017 addressed to the applicant.
 14. Applicants letter dated 01.02.2018 enclosing revised plan & particulars.



15. Letter no. AE / O&M / AVADI / NORTH / CI / F.NOC / D.CAMP / 2017 - 18 dated 10.01.2018 received from A.E., TANGEDCO, Avadi, Chennai – 54.
16. NOC issued by the IAF in letter no. TAM/5218/1/ATC, dated 08.03.2018
17. This office DC advice letter even no. dated 31.05.2018 addressed to the applicant.
18. Applicants letter dated 28.11.2018 along with revised Plan and particulars.
19. Applicants letter dated 10.12.2018 along with Remittance receipts & Gift deed for Street Alignment.
20. This office letter even no. dated 07.02.2019 to the applicant calling for hearing.
21. Street Alignment portion to an extent of 207.60sq.m. Gifted to CMDA vide registered Doc. No.1912/2019, dated 15.02.2019 and taken over by CMDA vide Land Delivery Receipt No. TDR/1675/2019, dated 16.05.2019.
22. Applicants letter dated 14.05.2019
23. NOC issued by Railways along with a sketch vide No. M/W.280/NOC/02/AVD/2017/RR, dated 08.05.2019.
24. Applicants letter dated 17.06.2019 enclosing final Plans & undertakings.

The Planning Permission Application received in the reference 1st cited for the proposed construction of Basement floor + Stilt Floor (part) cum Ground floor (part) + First floor to fifth floor Commercial (Multiplex complex) Multi-Storeyed building with Restaurant and 6 Cinema Theaters at Old S.No.122/2B, New S.No. 122/2A3A1A, 122/2B1A (as per Patta), Old S.No.122/2A3A1B, 122/2B1B, T.S. No. 36, Block No. 16 and Old S.No. 122/2A3A1A2B1B, T.S. No. 37 Block No. 16 (as per TSLR) of Vilinjiambakkam village, within the limits of Avadi Corporation has been examined and Planning Permission is issued based on the Government approval letter in the reference 12th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed in the NOC issued by the DF & RS, Police(Traffic), AAI, IAF, TANGEDCO and Railways in the references 4th to 6th, 15th to 17th and 23rd cited.

2. The applicant has remitted the DC & Other charges in receipt No.**B007611**, dated **03.07.2018** and Flag Day contribution in receipt No. 8781, dt. 04.01.2019:

Sl. No	Description of charges	Total Amount for this MSB Development	Remitted already in earlier approved file B3 / 17376 / 2010	Balance Amount paid for this proposed MSB Development
i)	Development charges for Land & Building.	Rs.1,85,000/- (Rupees One lakh and Eighty Five Thousand only)	Rs.1,75,000/- (Rupees One lakh and Seventy Five Thousand only) vide receipt no. 005161, dt. 14.03.2012.	Rs.10,000/- (Rupees Ten Thousand only)
ii)	Scrutiny Fee	Rs.17,000/- (Rupees Seventeen Thousand only)	-	Rs.1,000/- (Rupees One Thousand only) (Rs.16,000/- already paid for this proposal along PPA.)



iii)	Regularisation Charges	Rs.1,80,000/- (Rupees One Lakh and Eighty Thousand only)	-	Rs.1,80,000/- (Rupees One Lakh and Eighty Thousand only)
iv)	SD for Building	Rs. 23,80,000/- (Rupees Twenty Three Lakhs and Eighty Thousand only)	Rs. 2,70,000/- (Rupees Two Lakhs and Seventy Thousand only) vide receipt no. 000522, dt. 14.03.2012.	Rs. 21,10,000/- (Rupees Twenty one Lakh and Ten thousand only)
v)	SD for STP	Rs. 75,000/- (Rupees Seventy Five Thousand only)	Rs. 65,000/- (Rupees Sixty Five Thousand only) vide receipt no. 000522, dt. 14.03.2012.	Rs. 10,000/- (Rupees Ten thousand only)
vi)	SD for Display Board	Rs. 10,000/- (Rupees Ten Thousand only)	-	Rs. 10,000/- (Rupees Ten thousand only)
vii)	I & A Charges	Rs. 27,65,000/- (Rupees Twenty Seven Lakhs and Sixty Five Thousand only)	Rs. 8,15,000/- (Rupees Eight Lakhs and Fifteen Thousand only) vide receipt no. 005162, dt. 14.03.2012.	Rs. 19,50,000/- (Rupees Nineteen Lakhs and Fifty Thousand only)
viii)	Shelter Fee	Rs. 20,75,000/- (Rupees Twenty Lakhs and Seventy Five Thousand only)	Nil	Rs. 20,75,000/- (Rupees Twenty Lakhs and Seventy Five Thousand only)
ix)	Flag day Contribution by Cash	-	-	Rs.500/- (Rupees Five Hundred only)

4. The applicant has also furnished an undertaking in the reference 24th cited to abide by the terms and conditions put forth by CMDA and DF & RS, Police(Traffic), AAI, IAF, TANGEDCO and Railway in the references 4th to 6th, 15th to 17th and 23rd cited.

5. The applicant has gifted an extent of 207.60sq.m. of land towards Street Alignment in favour of CMDA vide registered Doc. No.1912/2019, dated 15.02.2019 and taken over by CMDA in the reference 21st cited

6. 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.

7. 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 DR and enforcement action will be taken against such development.

8. 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 / 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. Applicant has to erect temporary lightning arrester during the entire construction phase of the project.



11. 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 1/3rd of the total terrace area by the applicant.

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 NOCs issued by the DF & RS, Police (Traffic), AAI, IAF, TANGEDCO & Railway in the references 4th to 6th, 15th to 17th and 23rd cited.

14. 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.

15. Two sets of plan for the proposal is approved and numbered as Planning Permission No.C/PP/MSB/30 (A& B)/2019, dated: 15.07.2019 in Permit No.11971 are sent herewith. The Planning Permission is valid for the period from 15.07.2019 to 14.07.2024.

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

17. This approval is not final. The applicant has to commence the project only after obtaining necessary Building Permit under the Local Body Act and must provide temporary Lightning Arrestor while commencing the construction.

Yours faithfully,

G. S. Srinivasan
15/07/19

for **PRINCIPAL SECRETARY/
MEMBER-SECRETARY**

(P)
15/7/19

Encl :

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

Copy To:

1. Thiru **R.Rangarajan & Others**,
No. 38 (Old No. 24), ABM Avenue,
R.A.Puram, Chennai – 600 028.

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. **U.SARATH CHANDRA KANTH., B.Arch.,M.B.E.M.,**
Architect, Design Tech.,
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9. **S.DHILIPA RAJAN, M.E.,**
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JEHOVAHKING ENGINEERING CONSULTANTS (PO LTD,
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