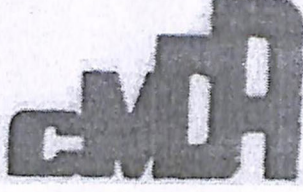




**BY REGISTERED POST WITH ACK. DUE**



**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](http://www.cmdachennai.gov.in)

**Letter No. C3 (N)/8761/2018**

**Dated: 25.10.2020**

To

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

Sir,

Sub: CMDA – Area Plans Unit – MSB (N) Division – Planning Permission Application submitted under TNCD & BR- 2019 for the proposed construction of Stilt + 9 Floors and Gym at 1<sup>st</sup> Floor of **High Rise Residential building** with 35 dwelling units **availing Premium FSI** at Door No.101, Valluvar Kottam High Road, Chennai – 600 034 comprised in R.S.No.332/4, Block No.25 and R.S.No.454/2, Block No. 28 of Nungambakkam Village, within the limits of Greater Chennai Corporation –Submitted by Tmt. **S.Kanimozhi** for self and GPA for 5 others - Approved– Reg.

- Ref:
1. PPA received in MSBN/2018/000247 dated 24.05.2018.
  2. Applicant letter dated 04.06.2018.
  3. Minutes of 242<sup>nd</sup> MSB Panel meeting held on 04.07.2018.
  4. This office letter even no. dated 12.07.2019.
  5. Applicant letter dated 06.08.2018 enclosing revised plans and other particulars.
  6. This office letter even No. dt.23.08.2018 addressed to the Government, H & UD Dept.
  7. Government Letter No. 19001/Na.Va.1/2018-1 dt.14.09.2016 returned the proposal with an instruction to forward the proposal along with DF & RS NOC.
  8. NOC issued by DF & RS in letter R.Dis.No.13430/C1/2018 – PP.NOC.No.143/2018, dated 09.11.2018.
  9. This office letter even No. dt.30.11.2018 addressed to the Government, H & UD Dept.
  10. Govt. letter (Ms) No. 15 H & UD (UD I) Dept. dated 22.01.2019 accorded approval for the earlier proposal applied under Development Regulations.



11. This office letter even no. dated 01.02.2019.
12. Applicant letter dated 04.02.2019, 05.02.2019 & 09.04.2019.
13. NOC issued by AAI in letter ID: CHEN/SOUTH/B/021319/370440, dated 19.02.2019.
14. This office letter even no. dated 27.06.2019 to the SRO, Thousand Lights.
15. Applicant letter dated 25.06.2019 & 09.07.2019 along with revised proposal to process under TNCD & BR-2019 Transitory provisions.
16. Minutes of the 252<sup>nd</sup> MSB Panel meeting held on 01.08.2019.
17. This office letter even no. dated 13.08.2019.
18. NOC from Police (Traffic) vide Rc. No. Tr./License/602/18912/2019, dated:19.08.2019
19. Applicant letter dated 09.09.2019 with 3<sup>rd</sup> Revised Plan & particulars
20. This office letter even no. dated 12.09.2019 addressed to the applicant.
21. This office letter even no. dated 12.09.2019 addressed to the Government, H & UD Dept.
22. Government Letter (Ms) No.200 H&UD (UD-I) Dept., dated: 31.12.2019.
23. This office letter even no. dated 31.01.2020 to the SRO/Thousand Lights.
24. Letter from SRO/Thousand Lights No.25/2020, dated: 03.02.2020.
25. Applicant letter dated 13.03.2020.
26. This office DC draft letter even No. dated 20.03.2020.
27. Applicant letter dated 25.08.2020 & 04.09.2020.
28. Structural design drawings vetted by SE, PWD dated 16.09.2020
29. Applicant letter dated 22.09.2020 along with remittance receipts.
30. Revised NOC issued by DF & RS in letter R.Dis.No.12126/C1/2019 – PP.NOC.No.130/2019, dated 23.09.2019.
31. Street Alignment Area measuring 228.48 sq.m handed over to CMDA by the applicant in Gift Deed Doc.No.672/2020, dated 23.09.2020
32. This office letter even no. dated 24.09.2020 along with DD No.609533, Dt:17.07.2020 for Rs.9,50,000/- towards MIDC Charges drawn from Karur Vysya Bank sent to CMWSSB
33. Applicant letter dated 14.10.2020 along with 4<sup>th</sup> Revised Plan.

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The Planning Permission Application submitted under TNCD & BR- 2019 for the proposed construction of Stilt + 9 Floors and Gym at 1<sup>st</sup> Floor of **High Rise Residential building** with 35 dwelling units **availing Premium FSI** at Door No.101, Valluvar Kottam High Road, Chennai – 600 034 comprised in R.S.No.332/4, Block No.25 and R.S.No.454/2, Block No. 28 of Nungambakkam Village, within the limits of Greater Chennai Corporation submitted by Tmt.



**S.Kanimozhi** for self and GPA for 5 others has been examined and Planning Permission is issued based on the Government approval orders issued in the reference 22<sup>nd</sup> cited subject to the usual conditions put-forth by CMDA including compliance of conditions imposed by the other Government Agencies in the references 13<sup>th</sup>, 18<sup>th</sup>, 26<sup>th</sup> & 30<sup>th</sup> cited.

2. The applicant has remitted the following DC & Other charges in the reference 29<sup>th</sup> cited vide **Receipt No. B0016745**, dated **21.07.2020**:

Sl. No.	Description of charges	Amount paid
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	<b>Rs.1,00,000/-</b> (Rupees One Lakh only)
ii)	Balance Scrutiny Fee	<b>Rs.20,000/-</b> (Rupees Twenty Thousand only)
iii)	Regularisation charge for land	<b>-Does not arise-</b>
iv)	OSR Charges	<b>-Does not arise-</b>
v)	Infrastructure & Amenities Charges	<b>Rs.19,50,000/-</b> (Rupees Nineteen Lakh and Fifty Thousand only)
vi)	Security Deposit - for Building (50% of I & A Charges)	<b>Rs.11,00,000/-</b> (Rupees Eleven Lakh only)
vii)	Security Deposit for Display Board	<b>Rs. 10,000/-</b> (Rupees Ten thousand only)
viii)	MIDC for CMWSSB **	<b>Rs.9,50,000/-</b> (Rupees Nine Lakh and Fifty Thousand only) **
ix)	Premium FSI Charges	<b>Rs.4,00,000/-</b> (Rupees Four Lakh only)
x)	Shelter Fee	<b>Rs.20,50,000/-</b> (Rupees Twenty Lakh and Fifty Thousand only)
xi)	Flag day Contribution (by Cash) in Receipt No. 05356, dt:29.07.2020	<b>Rs.500/-</b> (Rupees Five Hundred only)

\*\* Demand Draft for Rs. 9,50,000/- towards IDC for CMWSSB in favour of MD, CMWSSB in DD No.609533, Dt:17.07.2020 drawn from Karur Vysya Bank, Anna Salai Branch, Chennai has been sent in the reference 32<sup>nd</sup> cited.

3. The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS, Police (Traffic) and AAI. In this regard, the applicant has also furnished an undertaking in the reference 33<sup>rd</sup> 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), 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 1/3<sup>rd</sup> 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. Two sets of plan for the proposal is approved and numbered as Planning Permission No. C/PP/MSB/36 /2020 dated 22.10.2020 in Permit No. 13238 are sent herewith. The Planning Permission is valid for the period from 22.10.2020 to 21.10.2025.

14. 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.

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

16. 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,

2/5  
D/c for MEMBER-SECRETARY  
19.10.2020  
21/10/2020  
21/10/2020  
2/5

**Encl :**

1. Two copies approved plan
2. Two copies of Planning Permission
3. Copy of Govt., letter in the reference 22<sup>nd</sup> cited.

**Copy to:**

1. Tmt. **S.Kanimozhi** for self and GPA for 5 others,  
15/9, Hansa Haddows, Flat No. 1B,  
Haddows Road, 1<sup>st</sup> Street,  
Nungambakkam, Chennai – 600 034.



2. The Deputy Planner, Enforcement Cell (N), CMDA, Chennai-8 (with one set of approved plans) — *14/28/19/2020*
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. Thiru **Rajeet Avinash Mhetras, B.Arch,**  
Architect / Licensed Surveyor  
Professional Registration Certificate (CMDA) No.RE/GR-I/19/05/236 on 17.05.2019  
Class I No. R.S.82  
No.4, First floor, 3<sup>rd</sup> Avenue,  
Harrington Road, Chetput,  
Chennai – 600 031. Cell No.9884091800, e'mail ID: rajit@rmd.co.in
9. Thiru **S.Nagesh, B.E (Civil), M.A.Sc., F.I**  
Chartered Engineer, F-013478  
Professional Registration Certificate (CMDA) No.SE/GR-I/2020/08/276 on 12.08.2020  
New No.15, 3<sup>rd</sup> Cross Street, Karpagam Gardens, Adayar,  
Chennai – 600 020. (Ph: 044 – 24464410) e'mail ID: nagesh@somadevnagesh.in
10. Thiru **K.Balaji, DCE.,**  
**CMDA Registered Site Engineer : CE/19/10/631** on 01.10.2019  
No.14/78, 7<sup>th</sup> Street, 14<sup>th</sup> Block,  
Thiru Nagar, Villivakkam, Chennai – 600 078.  
Mobile No. +91 7339494624. e'mail ID: jibala939@gmail.com
11. Thiru **Ashok Kumar Nagindas Patel,**  
Regd., Geo Technical Engineer,  
CMDA Registered Geo Tech Expert No. GTE/19/04/025 on 26.04.2019  
EL, FTH-03, VGN Minerva, VGN Nagar,  
Nolambur, Mugappair, Chennai – 600 095.  
Mobile no. 9840157478. gmep177@gmail.com