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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Chennai - 600 008
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Letter No.C3 (N)/9457/2016, Dated: 27.09.2019

To

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

Sir,

Sub: CMDA – Area Plans Unit - MSB (N) Division – Planning Permission Application for the proposed construction of Multi-Storied commercial building with Double Basement floor +Ground floor+14 floors of Office use at Door No.24, Whites Road and Thiru.Vi.Ka Road, Royapettah, Chennai-14 comprised in R.S.No.329/2, BlockNo.11 of Triplicane village, Mylapore - Triplicane Taluk, within the limits of Greater Chennai Corporation submitted by **M/s. United India Insurance Co. LTD.,** – Approved – Reg.

- Ref:
1. PPA received in APU No. MSE/2016/000415 dated 15.06.2016.
 2. This office letter even no. dated 06.10.2016 addressed to the applicant.
 3. NOC from CMRL issued vide Ref: 2927/2016/DMS dated 07.10.2016.
 4. Applicant letter dated 26.10.2016 along with revised plan.
 5. This office letter even no. dated 22.11.2016 addressed to the applicant.
 6. Applicant letter dated 28.11.2016 along with revised plan & particulars.
 7. Applicant letter dated 21.12.2016.
 8. Minutes of the 234th MSB Panel meeting held on 23.01.2017.
 9. This office letter even No. dated 16.02.2017 addressed to Government.
 10. Government Letter (Ms) No.58, H&UD (UD-1) Department dt.30.03.2017.
 11. Applicant letter dated 31.03.2017 along with revised plan.
 12. CMWSSB Letter No. CMWSSB/STP/Otteri/2017, dated 04.04.2017.
 13. This office letter even no. dated 04.05.2017 addressed to the applicant.
 14. The applicant letter No.UIIC/CMDA/CHN/114/2017 dated 06.06.2017 furnishing structural stability certificate obtained from IIT-Mumbai.



15. Applicant letter dated 08.06.2017 along with particulars.
16. NOC issued by AAI in letter no. NOCID: CHEN/SOUTH/B/031617/200944 Dt. 16.03.2017. (Permitted top elevation is 120mts)
17. NOC issued by the DF&RS in letter no. R.Dis.No.3259/C1/2017; PP. NOC. No. 23/2017, Dt. 06.04.2017.
18. NOC from Police (Traffic) received in Letter Rc. No. Tr./License/526/11569/2017 dt. 13.06.2017.
19. Applicant letter dated 15.06.2017 & 20.06.2017.
20. This office DC letter addressed to applicant in letter even No. dated 11.07.2017
21. Applicant letter dated 24.05.2017 & 03.08.2017 along with the receipt for remittance of DC amount and letter dated 27.12.2017.
22. This office letter even no. dated 09.08.2017 addressed to the MD, CMWSSB enclosing the Demand Draft for IDC charges.
23. IAF NOC issued vide letter No.TC/14758/2/ATC (PC-613), dt:30.11.2017
24. Applicant letter dated 24.05.2018 along with particulars.
25. EIA Clearance vide letter No. SEIAA/TN/F.6451/EC/8(a)/599/2017, Dated 07.08.2018
26. This office letter even no. dated 13.08.2018 addressed to the applicant.
27. Applicant letter dated 29.10.2018 requesting to pay OSR charges instead of reservation of CSR area.
28. Letter No. 177/2018, dated 21.12.2018 from SRO, Triplicane furnishing Guide Line Value.
29. This office additional DC advice for OSR charges in letter even no. dated 08.01.2019.
30. Applicant letter dt.05.02.2019 along with cash receipt for remittance of OSR charges.
31. This office letter even No. dated 18.03.2019 addressed to the applicant.
32. Applicant letter dt.08.04.2019 along with Revised Plan, Particulars & Undertaking.
33. This office letter even No. dated 15.04.2019.
34. Applicant letter dt.29.07.2019 along with Gift deed for Street Alignment area.
35. Street Alignment portions for Whites Road and Thiru.Vi.Ka Road gifted to CMDA in registered Doc.No.1015/2019, dated 07.08.2019 and taken over in U.O.Note No. TDR/13409/2019, dated 18.09.2019.
36. Applicant letter dt.27.08.2019 along with Revised Plan & Particulars.

The Planning Permission Application for the proposed construction of Multi-Storied commercial building with Double Basement floor +Ground floor+14 floors of Office use at Door No.24, Whites Road and Thiru.Vi.Ka. Road, Royapettah, Chennai-14 comprised in R.S.No.329/2, BlockNo.11 of Triplicane village, Mylapore - Triplicane Taluk, within the limits of Greater Chennai Corporation submitted by **M/s. United India Insurance Co.LTD.**, has been examined and Planning Permission is issued based on the Government approval letter issued in the reference 10th cited and the usual conditions put-forth by CMDA including compliance of conditions listed in the NOCs issued by CMRL, AAI, DF & RS, Police(Traffic), IAF and EIA clearance in the references 3rd, 16th to 18th, 20th, 23rd, 25th and 29th cited.

2. The applicant has remitted the DC & Other charges in receipt No.**B005222**, dated **02.08.2018** and OSR Charges remitted in receipt No.**B008933**, dated **06.02.2019**.and Flag Day contributions vide receipt Nos. 0665564 to 0665568, dated 02.08.2017.

i)	Development Charges	Rs.9,70,000/- (Rupees Nine Lakh Seventy Thousand only)
ii)	Balance Scrutiny Fee	Rs.15,000/- (Rupees Fifteen thousand only)
iii)	Security Deposit for Building	Rs.1,06,45,000/- (Rupees One Crore, Six Lakh and Forty Five Thousand only)
iv)	Security Deposit for Display board	Rs.10,000/- (Rupees Ten Thousand only)
vi)	I &A Charges	Rs.1,24,70,000/- (Rupees One Crore Twenty Four Lakhs and Seventy Thousand only)
vi)	Flag day Contribution (by Cash)	Rs.500/- (Rupees Five Hundred only)

3. The applicant has remitted Rs.35,40,000/-(Rupees Thirty Five Lakhs and Forty Thousand only) towards MIDC charges vide Demand Draft No.596607, dated 26.07.2017 drawn from SBI, Alandur Branch and send the same to CMWSSB in the reference 22nd cited.

4.The applicant has also furnished an undertaking in the reference 32nd cited to abide by the terms and conditions put forth by CMDA and undertaking deed accepting the conditions put forth by the CMRL,AAI,DF & RS, Police(Traffic), IAF and EIA Departments.

5. The applicant has gifted the Street Alignment portions for Whites Road and Thiru.Vi.Ka Road in favour of CMDA through a registered Gift Deed Doc. No.1015/2019, dated 07.08.2019 and the same has been taken over by the TDR Division vide U.O. Note No. TDR/13409/2019, dated 18.09.2019.

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 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.

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. 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.

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

12. The applicant must obtain all the mandatory NOC's from the appropriate authorities for the development, and also to comply with the conditions in the NOC's.

13. As per the condition imposed by the Government in the reference 10th cited, the applicant has to obtain Necessary certificate from CMWSSB in respect of adequacy of sewer discharge before obtaining Completion Certificate.

14. The applicant has to comply with all the conditions stipulated in the NOC issued by the CMRL, AAI, DF & RS, Police(Traffic), IAF and EIA clearance.

15. 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.

16. Two sets of plan for the proposal is approved and numbered as **Planning Permission No. C/PP/MSB/43 (A to M)/2019**, dated ²⁵...09.2019 in **Permit No.11984** are sent herewith. The Planning Permission is valid for the period from ²⁵...09.2019 to ²⁴...09.2024.

17. This approval is not final. The applicant has to commence the project only after obtaining necessary Building Permit.

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

Yours faithfully,

2/17
o/c for MEMBER-SECRETARY
24.09.2019
24/09/19
25/09/19
25/09/19

Encl:

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



Copy to:

1. **M/s. United India Insurance Co., LTD,**
No. 24, Whites Road,
Chennai - 14.
*(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)*
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.
5. The Chief Engineer, TNEB, Chennai-2.
6. Thiru. DINESH KUMAR SHARMA,
Architect, CA/84/8184
D.K &ASSOCIATES,
A-385,Defense Colony,
New Delhi-110024,
Mobile No: 09810061291; email ID: dps200@gmail.com
7. Thiru.KAMAL.K.SABARWAL.,B.E.,MIE., C.E.M-46064,
Structural Engineer,
CE CONN ENGG
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8. Thiru. K. MURALI
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9789018902

