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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
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Letter No.C3 (N)/9968/2016 Dated: 13.04.2017

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 construction of MSB commercial (office)
building with B.F + Stilt Floor(part)/G.Floor (part) + 8 Floors (1st
Floor to 8th Floor), at D.No.73, abutting Poonamallee High Road,
Kilpauk, Chennai – 10. Comprised in R.S.no. 454/2, Block no 27 of
Egmore Village, Corporation of Chennai limit, applied by the **Chief
Regional Manager, Neyveli Lignite Corporation Ltd.,**
– Approved - Reg.

- Ref:
1. PPA received in MSB/2016/000438 dated 23.06.2016.
 2. This office letter even no dt. 22.07.2016 addressed to the CMRL and additional Commissioner of Police (Traffic).
 3. The Minutes of the 232nd MSB Panel meeting held on 26.07.2016.
 4. This office letter even no dt. 10.08.2016 addressed to the Managing director, CMWSSB.
 5. This office letter even no dt. 10.08.2016 addressed to the Government.
 6. G.O.(Ms) No.152 H&UD (UD1) department Dt.23.09.2016 received from Government.
 7. This office letter even no dt. 06.10.2016 addressed to the Chief engineer (WRD), PWD.
 8. The Applicant Ir no. CRM/NLC/Chennai/Planning permit/2016 – 1 dt. 04.07.2016 received on 03.08.2016.
 9. CMRL letter no 2262/2016/DMS Dt.31.08.2016 received on 20.09.2016.
 10. Lr no CMWSSB/Area – VIII/6498/2016 Dt. 22.09.2016 received on 03.10.2016 from CMWSSB in response to this office letter even no dt. 10.08.2016.

11. NOC Lr no Rc.No. Tr./License/960/17959/2016 Dt.13.10.2016. received on 17.10.2016 from The Additional Commissioner of Police (Traffic).
12. The Applicant letter no. CRM/ NLC/ Chennai/ CMDA/ Planning Permit /2016 – 2 Dt. 19.10.2016.
13. This office letter even no dt. 15.11.2016.
14. The applicant letter no CRM/NLC India/Chennai/CMDA/ 2016. Dt.21.11.2016, 02.12.2016 & 27.12.2016.
15. This office letter even no dt. 31.12.2016 addressed to the applicant & CMRL.
16. The Applicant Lr no. CRM/NLC/Chennai/Planning permit/2016 – 2 dt. 09.02.2017.
17. NOC issued by the DF&RS in letter no r.Dis 1974/G/2016, PP. NOC. No. 03/2017 dt. 28.01.2017.
18. NOC issued by the AAI in letter no. CHEN/ SOUTH/ B/100316/ 175510 Dt. 03.10.2016.
19. The Applicant Lr no. CRM/NLC/Chennai/Planning permit/2016 –17- 3 dt. 21.02.2017.
20. The Applicant Lr no. CRM/NLC/Chennai/Planning permit/2016 – 17- 4 dt. 22.02.2017.
21. This office letter even no dt. 28.02.2017 addressed to the CMRL.
22. The Applicant Lr no. CRM/NLC/Chennai / Planning permit / 2016 – 4 dt. 01.03.2017.
23. This office letter even no dt. 07.03.2017 addressed to the SRO, Egmore.
24. The Applicant Lr no. CRM/NLC/Chennai/Planning permit/2016 –17- 5 dt. 03.03.2017.
25. NOC letter No. 2262 / 2016 / DMS Dt. 07.04.2019 received on 12.04.2017 from CMRL.
26. The applicant letter dt 10.04.2017 (2 nos).
27. Gift deed document no. 621/2017 dt. 16.03.2017 for the street alignment portion for an area of 52.76sq.m.

The Planning Permission Application received in the reference 1st cited for the proposed construction of MSB commercial (office) building with B.F + Stilt Floor(part)/G.Floor (part) + 8 Floors (1st Floor to 8th Floor), at D.No.73, abutting Poonamallee High Road, Kilpauk, Chennai – 10. Comprised in R.S.no. 454/2, Block no 27 of Egmore Village, Corporation of Chennai limit, applied by the **Chief Regional Manager, Neyveli Lignite Corporation Ltd.**, has been examined and Planning Permission issued based on the Govt. order issued in the reference 6th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by Traffic Police, DF&RS, AAI and CMRL in the reference 11th, 17th 18th and 25th cited.



2. The applicant has remitted the following charges:-

i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs. 1,40,000/- (Rupees One lakh and Forty Thousand only) vide Receipt No. B 002815 Dt. 21.11.2016.
ii)	Balance Scrutiny Fee	Rs. 8,000/- (Rupees Eight Thousand only) vide Receipt No. B 002815 Dt. 21.11.2016.
iii)	Security Deposit for Building	Rs. 19,45,000/- (Rupees Nineteen Lakh and Forty Five thousand only) vide Receipt No. B 002815 Dt. 21.11.2016.
iv)	Security Deposit for Display Board	Rs. 10,000/- (Rupees ten thousand only) vide Receipt No. B 002815 Dt. 21.11.2016.
v)	Infrastructure & Amenities Charge	Rs. 23,30,000/- (Rupees Twenty Three lakh and Thirty Thousand only) vide Receipt No. B 002815 Dt. 21.11.2016.

3. The applicant also furnished DD No. 583369 dated 18.11.16 for a sum of **Rs.5, 90,000/-** (Rupees Five Lakh and Ninty Thousand only) infavour of **CMWSSB** towards Infrastructure Development Charges.

4. The applicant has also furnished an undertaking to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by CMRL, Traffic Police, AAI and DF&RS. For the NOC from IAF the applicant has furnished undertaking stating that the NOC will be furnished at the time of applying for Completion certificate in the reference 26TH cited.

5. The applicant has to comply all the usual NOC's conditions put forth by the various Government agencies including the condition in the NOC issued by the CMRL.

6. 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.

7. 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.

8. The Applicant has to obtain NOC from IAF before applying for completion certificate, and comply with the conditions if any.

9. The Applicant has to construct the compound wall after leaving the street alignment portion gifted to CMDA before applying the completion certificate.

10. 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.

11. Temporary lightening arrester must be in place till the regular lightning arrester is erected.

12. Two sets of approved plans numbered **as C/ PP / MSB /23 A TO B/2017**, dated 13.04.2017 in **PP No. 11149** are sent herewith. The Planning Permission is valid for the period from **13.04.2017 to 12.04.2022**.

13. The applicant shall provide Solar Photo Voltaic System in the terrace floor (1/3rd) as shown in the terrace floor as per the G.O.Ms.No.17, H&UD Dept., dt. 5.02.2016.

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



15. This approval is not final. The applicant has to commence the project only after obtaining necessary Building Permit under the Local Body Act.

Yours faithfully,

for MEMBER-SECRETARY.

13/4/17

Encl: 1) Two sets of approved plans
2) Two copies of Planning Permit
Copy to:

1. **Chief Regional Manager, Neyveli Lignite Corporation Ltd.,**
No. 8, Mayor Sathya Moorthy Street,
Chetpet, Chennai – 31.
(This approval is not final; you have to approach The Commissioner, Corporation of Chennai for issue of Building Permit)
2. The Deputy Planner, Enforcement Cell (C), 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 Deputy Commissioner of Police (Traffic), Kilpauk, Chennai-10.
7. The Chief Engineer, TNEB, Chennai-2.
8. The Managing Director, Chennai Metro Rail Ltd, CMRL Depot, Admin Building, Poonamallee High Road, Koyambedu, Chennai – 600 0107.
9. The General Manager, Aiports Authority of India, Regional headquarter, Southern region, Chennai Airport, Chennai – 600 027.
10. **Thiru. Arjun Vijayakumar.,** Registered Architect,
C.A./2002/29562, Class – I Licensed Surveyor, R.A 509,
No.9, First Floor, 22nd Cross Street, Indra Nagar, Chennai – 600 020.
11. **Thiru. N .Chandru, B.E.(Civil),M.E.(Structures),** Structural Engineer,
Class – I, Licensed Surveyor No.1806, A 20, 100 Feet Road, Hindu Colony,Nanganallur,
Chennai – 600 061.
12. **Thiru. M.N.Dinesh B.E.(civil), M.E.,(Structures)**
Class-I Licensed Surveyor No. 1860, Corporation of Chennai,
Old No.10, New No. 16, Padmanaba nagar main road, Choolaimedu, Chennai – 94.