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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)/210/2020, Dated: 28.06.2021

To

The Commissioner,

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

Sir,

Sub: CMDA – Area Plans Unit – MSB (North) Division – Planning Permission Application for proposed construction of High Rise Residential Building consisting of Stilt Floor + 7 Floors with 42 dwelling units abutting Thiruvalluvar Salai, Mogappair, Survey No. 271/2(Pt), T.S.No.59/2, 59/3 & 59/4 of Mogappair village, Thiruvalluvar Road, Greater Chennai Corporation, Chennai – 37 applied by **The Executive Engineer & ADO, Tamil Nadu Housing Board, J.J.Nagar Division** – Approved – Reg.

- Ref :
1. PPA received on 11.03.2020 in SBC No. CMDA/PP/HRB/N/0210/2020.
 2. Minutes of the 256th MSB Panel meeting held on 24.06.2020.
 3. This office letter even no. dated 30.06.2020 to the applicant.
 4. This office letter even No. dated 02.07.2020 addressed to the Government.
 5. Government letter (Ms)No.93 H&UD Dept., dt:17.07.2020
 6. This office on-line reminder letter even no. dated 30.06.2020 to the applicant.
 7. NOC from DF & RS in letter R.Dis. No.7512/C1/2020-PP.NOC.No.67/2020, dated 14.08.2020.
 8. Applicant letter dated 28.08.2020 enclosing revised plan and particulars.
 9. Minutes of the meeting with officials of TNHB & TNSCB held on 04.09.2020.
 10. Applicant letter dated 21.09.2020 enclosing undertaking as per the decision taken in the meeting held on 04.09.2020.
 11. NOC from Police (Traffic) in letter Rc. No. Tr./Licence/633/11848/2020, dated 01.10.2020.
 12. This office DC advice even no. dated 09.10.2020 addressed to the applicant.
 13. Applicant letter dated 17.10.2020 along with receipt for remittance of DC charges and another letter dated 29.10.2020 enclosing gift deed.



14. Gift Deed for Road widening area to an extent of 32.30 sq.m. registered in gift deed no.4515/2020, dated 18.11.2020 and taken over by TDR Division vide Land Delivery Receipt TDR/OSR/12352/2020, dt.16.12.2020.
15. Applicant letter dated 29.12.2020 along with revised plans and another letter dated 10.02.2021 along with particulars.
16. Structural design drawing vetted by Dr. K.P.Jeya, Professor, Division of Structural Engineering, Anna University.

The Planning Permission Application for the proposed construction of High Rise Residential Building consisting of Stilt Floor + 7 Floors with 42 dwelling units abutting Thiruvalluvar Salai, Mogappair, Survey No. 271/2(Pt), T.S.No.59/2, 59/3 & 59/4 of Mogappair village, Thiruvalluvar Road, Greater Chennai Corporation, Chennai – 37 applied by **The Executive Engineer & ADO, Tamil Nadu Housing Board, J.J.Nagar Division** has been examined and Planning Permission is issued based on the Government approval orders issued in the reference 5th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by other Government Agencies in the references 7th, 11th and 12th cited.

2. The Planning Permission is issued subject to the outcome of the pending court case filed by Thiru Murugavel and also the compound wall should be constructed after leaving the road widening portion gifted to CMDA before getting Completion Certificate for the project.

3. The applicant has remitted the following charges in the reference 13th cited vide **Receipt No.B0017595, dated 17.10.2020**. The details of DC & Other charges remitted by the applicant are as follows:

Sl.No	Description of Charges demanded	Amount remitted
(i)	Development Charges	Rs. 1,10,000/- (Rupees One Lakh and Ten Thousand only)
(ii)	Scrutiny Fee	Rs. 15,000/- (Rupees Fifteen Thousand only)
(iii)	Regularisation Charges	Rs. 3,00,000/- (Rupees Three Lakh only)
(iv)	I&A Charges	Rs.21,75,000/- (Rupees Twenty one Lakh and Seventy Five Thousand only)
(v)	Shelter Charges	Rs. 17,75,000/- (Rupees Seventeen Lakh and Seventy Five Thousand only)
(vi)	Flag day contribution	Rs. 500/- (Rupees Five Hundred only)

4. The applicant has gifted Road widening portion in front of the site for qualifying road width to an extent of 32.30 sq.m. registered in gift deed no.4515/2020, dated 18.11.2020 and physical possession taken over by TDR Division vide Land Delivery Receipt TDR/OSR/12352/2020, dt.16.12.2020.

5. The applicant has also remitted the charges towards IDC to CMWSSB of **Rs.12,70,000/-** (Rupees Twelve Lakh and Seventy Thousand only) vide DD. No. 516794 dt.15.10.2020 drawn from ICICI Bank, Anna Nagar west and the same was sent on 02.11.2020.

6. The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS, Police (Traffic). In this regard, 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 DF&RS and Police (Traffic).

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 TNCD&BR - 2019 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 / 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.

The applicant has furnished Structural design drawing for the proposed building vetted by Dr. K.P.Jeya, Professor, Division of Structural Engineering, Anna University in the reference 16th cited.



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. 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.

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

12. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority.

13. 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.

14. The applicant shall reserve 1/3rd open Terrace Area for erection of Solar Photo Voltaic Panel and the same has to be ensured before issue of Completion Certificate.



15. 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.

16. CCTV Camera to be installed at regular interval of 50.00 m along the road which is abutting the site boundaries before issue of Completion Certificate. In this regard the applicant has furnished an undertaking.

17. The applicant is requested to intimate the Enforcement Cell, CMDA at all the stages of construction of building viz., namely (i) Commencement of construction, (ii) Plinth level and (iii) Last Storey and apply for Completion Certificate along with order of continuance accorded for different stages by CMDA.

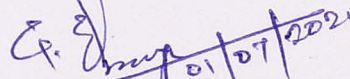
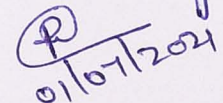
18. Two sets of plan for the proposed development is approved and numbered as Planning Permission No. C/PP/MSB/32(A to E)/2021, dated 28.06.2021 in Permit No.13282 are sent herewith. The Planning Permission is valid for the period from 28.06.2021 to 27.06.2026.

19. 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.

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

21. 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,


for **MEMBER-SECRETARY**


Encl :

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

Copy to:

1. **The Executive Engineer & ADO,**
J.J. Nagar Division, TNHB,
Thirumangalam, Chennai -101.
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. **K.Amutha.,**
Principal Architect,
CMDA Regn.No.: RA/Gr.I/19/03/058, dt. 11.03.2019
Council of Architecture – CA/2005/35191.
Amuthasurabhi Architects, 3B, 3rd Floor, Mandira Apartments,
North Boag Road, T.Nagar, Chennai-600 017.
9. **Thiru. P.K.Chandran,** B.E., M.E., (Struct),
Structural Engineer,
CMDA Regn.No.: SE/GR-I/19/04/092, dt. 12.04.2019
Licensed Surveyor, Class I License No. 1997,
No. 15/7, Nallana Mudali Street,
Royapettah, Chennai – 600 014.