



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](mailto:mscmda@tn.gov.in)  
 Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No. C3(N)/270/2018, dated .04.2019

To

**The Principal Secretary to Government**  
 Housing and Urban Development Department  
 Secretariat  
 Chennai 600 009.

Sir,

Sub: CMDA – APU – MSB (North) Division - Planning Permission Application for the proposed construction of Multi-storied Residential cum Commercial building consisting extended combined double basement floor (Block A & B): Block-A: Stilt floor + 12 Floors residential building with totally 93 dwelling units, Block-B: Ground Floor+ 4 Floors Commercial Building - R.S.No. 1289/3, Block No. 34 of Vepery Village, Purasawakkam Taluk, Greater Chennai Corporation limit, re-submitted by the **M/s. Rainbow Foundations**, No. 4, Thanikachalam Road, T.Nagar, Chennai - Proposal placed before the MSB Panel - Recommended and forwarded to the Government for Approval – Reg.

- Ref :
1. PPA received on 05.01.2018 in SBC No. MSBN/2018/000009.
  2. Applicant letters dated 07.05.2018 & 08.05.2018.
  3. AAI NOC issued in letter No. CHEN/SOUTH/B/122917/272192, dt. 29.12.2017.
  4. IAF NOC issued in letter No. TAM/5218/1/ATC, dt. 16.01.2018.
  5. DF & RS NOC issued in letter No. K.Dis. No. 22268/C1/2017 – PP.NOC.No.20/2018, dt. 14.02.2018.
  6. Applicant letter dated 09.05.2018.
  7. Minutes of the 241<sup>st</sup> MSB Panel meeting held on 17.05.2018.
  8. This office letter even no. dated 24.05.2018 addressed to the applicant.
  9. Applicant letter dt. 05.07.2018 enclosing revised plan.
  10. This office letter even no. dated 19.07.2018 addressed to the Govt.
  11. Govt., letter (Ms) No.132 H&UD, (UD-1) Department dated 17.09.2018.
  12. Applicant letter dated 04.01.2019 along with revised Plan for the revised proposal.
  13. Applicant letter dated 19.02.2019 along with revised Plan for the revised proposal.
  14. Minutes of the 248<sup>th</sup> MSB Panel meeting held on 28.02.2019.
  15. This office letter even no. dated 15.03.2019 addressed to the applicant.
  16. Applicant letter dated 29.03.2019 enclosing the revised Plan.
  17. Revised NOC from DF & RS in letter R.Dis. No. 4254/C1/2019, R.Dis. No. 4753/C1/2019 – PP.NOC. No. 48/2019 dated 12.04.2019.



18. Revised NDC from Police(Traffic) Dept. in letter R.No. Tr./License/235/5073/2019, dated 23.04.2019.

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The Planning Permission Application for revised proposal submitted for the construction of Multi-storied Residential cum Commercial building consisting extended combined Double Basement floor (Block A & B); Block-A: 5<sup>th</sup> floor + 12 Floors residential building with totally 93 dwelling units, Block-B: Ground Floor+ 4 Floors Commercial Building - R.S.No. 1289/3, Block No. 34 of Vegery Village, Purasawalkam Taluk, Greater Chennai Corporation limit submitted by M/s. Rainbow Foundations. (PSS area 18452.45 sq.m)

2. The site under reference lies in Commercial use zone and CBA, wherein the proposed residential building is permissible.

3. Earlier, the applicant has submitted a proposal for the construction of Double Basement floor (Parking & AC Plant rooms) + 5<sup>th</sup> floor (parking & incidental amenities) + First floor (for Gym & 6 DUs) +2<sup>nd</sup> floor to 18<sup>th</sup> Floor (119 DUs) residential building with totally 125 dwelling units and Swimming Pool at New Door Nos. 5, 5A, 5B, 5C & 5D (Old Door No. 3, 3A, 3B, 3C & 3D), Demelkott Road, Chooli, Chennai - 600 012 comprised in R.S.No. 1289/3, Block No. 34 of Vegery Village, Purasawalkam Taluk, Greater Chennai Corporation limit.

4. The proposal was examined and placed before the 241<sup>st</sup> HCB Panel meeting held on 17.05.2018 and forwarded the proposal to the Government for approval. The Government in letter (Ms) No.132 H&UD, (UD-1) Department dated 17.09.2018 have accorded approval for the above proposal subject to collection of Development charges and other charges as applicable and subject to satisfaction of usual conditions imposed in NDC's given by various departments and conditions imposed by Multi-storied Building panel.

5. As per the above Government direction, the applicant has handed over the street alignment portion through a registered gift deed Doc. No. 2778/2018, dt.20.11.2018.

6. In the meanwhile, the applicant has submitted plan for the revised proposal for the construction of Multi-storied Residential building consisting Double Basement floor + 5<sup>th</sup> floor + First floor to 19 Floors residential building with totally 152 dwelling units and a Club House with Ground floor + 3 floors together with a Gym by increasing the No. of floor (i.e. 18 floors to 19 floors), No. of Dwelling units (123 units to 152 units) and providing Club House and also increased the size of the buildings.

8.







7. Subsequently, the applicant in their letter dated 15.03.2019 has revised the proposal for construction of Multi-storied Residential cum Commercial building consisting extended combined double basement floor (Block A & B): **Block-A:** Stilt floor + 12 Floors residential building with totally 93 dwelling units, Gym, Swimming Pool & Multipurpose Hall in First Floor, **Block-B:** Ground Floor+ 4 Floors Commercial Building by reducing the No. of floors from 19 to 12 and also reducing the dwelling units from 152 to 93 Nos.

8. The revised proposal was placed before the 248<sup>th</sup> MSB Panel meeting held on 28.02.2019.

*"The MSB Panel discussed the subject in detail. The Panel was informed that the earlier proposal for the construction of Multi-Storeyed Residential Group Development with combined basement floor was approved by Government in Letter (Ms) No. 132, H&UD Department dt.17.09.2018. The present proposal is revision to the earlier proposal with extended Basement floor and reducing in number of floors & Dwelling units. The Panel directed to obtain expression of their option to opt TNCD&BR 2019 from the applicant as per the transitory provisions of TNCD&BR 2019 to examine the Revised Plans and forward to Government. The DC and other charges for Revised Plan will be collected as per TNCD&BR 2019 after adjusting the charges already remitted if any. The Panel decided to forward the proposal to the Government for approval subject to the following conditions:*

- i) Revised Plans rectifying the violations with respect to TNCD&BR 2019 along with the TNCD&BR applicable scrutiny charge to be obtained before forwarding the proposal to the Government. Revised Plans rectifying all the drafting defects along with other required particulars to be obtained before issue of Planning Permission. The necessary PPA forms to be duly signed by the TNCD&BR prescribed registered professionals and shall furnish their Registered certificate copies;*
- ii) Revised NOC from DF&RS to be obtained before issue of Planning Permission;*
- iii) NOCs from AAI & IAF in the present owners name are to be obtained before issue of Planning Permission;*
- iv) EIA Clearance certificate to be obtained before issue of Planning permission ;*
- v) An undertaking to be obtained for the reservation of 10% of OSR before forwarding the proposal to Government. OSR to be gifted and handed over to CMDA before issue of Planning permission;*
- vi) Notarized undertaking to be obtained before issue of Planning Permission for the Compliance of the conditions laid down by the MAWS department in G.O. (MS) No. 97. DT: 07.07.2015 for the proposed swimming pool and condition to be incorporated in the plan. NOC from Executive authority to be obtained before issue of completion certificate;*
- vii) The design sufficiency certificate for STP issued by registered professionals/ institutions in this area to be furnished before issue of Planning Permission;*
- viii) The extended Basement top slab below the external circulation at ground*



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- level should be designed to withstand firefighting vehicular loads. To this effect an undertaking to be furnished by both the applicant and the registered Structural Engineer before issue of Planning Permission.*
- ix) Structural Stability Certificate vetted by PWD shall be obtained before issue of Planning Permission; and*
  - x) CCTV Camera to be installed at regular interval of 50.00m along the road which is abutting the site boundaries before issue of Completion Certificate”.*

9. As per the Panel condition, the applicant was requested to furnished revised plan rectifying the violations with respect to TNCD&BR 2019 along with the applicable scrutiny charge as per TNCD&BR rule vide in the reference 15<sup>th</sup> cited. The applicant in the reference 16<sup>th</sup> cited has furnished revised plan rectifying the violations in plan listed in the Annexure.

10. The revised plan furnished now has been examined and found that the violations/defects has been rectified except some minor rectifiable defects. Thus condition no.(1) is fulfilled by the applicant. The revised plan rectifying the minor corrections listed in the Annexure-II may be obtained before issue of Planning Permission.

11. Revised NOC from DF & RS in letter R.Dis. No. 4254/C1/2019, R.Dis. No. 4753/C1/2019 – PP.NOC. No. 48/2019 dated 12.04.2019 has been received for the revised proposal. Thus the Panel condition No.(2) is complied. The other Panel condition Nos. (3) to (10) are to be complied by the applicant before issue of Planning Permission and Completion Certificate only.

12. In view of the above, the Planning Permission Application along with the CMDA's original file bearing No.C3 (N)/270/ is forwarded to the Government, with a request to approve the proposal based on the recommendations of the MSB Panel subject to the following conditions:

- i) Revised Plans rectifying all the drafting defects along with other required particulars to be obtained before issue of Planning Permission and necessary PPA forms to be duly signed by the TNCD&BR prescribed registered professionals and shall furnish their Registered certificate copies;*
- ii) NOCs from AAI & IAF in the present owners name are to be obtained before issue of Planning Permission;*
- iii) EIA Clearance certificate to be obtained before issue of Planning permission ;*
- iv) OSR to be gifted and handed over to CMDA before issue of Planning permission;*
- v) Notarized undertaking to be obtained before issue of Planning Permission*





for the Compliance of the conditions laid down by the MAWS department in G.O. (MS) No. 97. DT: 07.07.2015 for the proposed swimming pool and condition to be incorporated in the plan. NOC from Executive authority to be obtained before issue of completion certificate;

- vi) The design sufficiency certificate for STP issued by registered professionals/ institutions in this area to be furnished before issue of Planning Permission;
- vii) The extended Basement top slab below the external circulation at ground level should be designed to withstand firefighting vehicular loads. To this effect an undertaking to be furnished by both the applicant and the registered Structural Engineer before issue of Planning Permission.
- viii) Structural Stability Certificate vetted by PWD shall be obtained before issue of Planning Permission; and
- ix) CCTV Camera to be installed at regular interval of 50.00m along the road which is abutting the site boundaries before issue of Completion Certificate".

Yours faithfully,

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o/c  
25/04/19  
25/04/19  
26/4/19  
26/04/19  
PRINCIPAL SECRETARY /  
MEMBER SECRETARY

Encl.:

1. Original file No. C3(N)/270/2018 with Current file Page No.1 to..... & Note file Page No.1 to 2.47
2. Agenda & Minutes of the 248<sup>th</sup> MSB Panel meeting held on 28.02.2019.
3. Revised NOC from DF & RS in letter R.Dis. No. 4254/C1/2019, R.Dis. No. 4753/C1/2019 – PP.NOC. No. 48/2019 dated 12.04.2019.
4. Revised NOC from Police(Traffic) Dept. in letter Rc.No. Tr./License/235/5073/2019, dated 23.04.2019.





**ANNEXURE-II**

**Defects:**

1. The necessary PPA forms to be duly signed by the TNCD&BR prescribed registered professionals and shall furnish their Registered certificate copies.
2. Street alignment portion gifted details to be mentioned in the site plan
3. Distance between Swimming Pool and the residential block is less by 4.50m to be rectified.
4. Required OSR area of 599.65 sq.m is to reserved and shown in plan with public road access (or) OSR charges shall be paid. To this effect an undertaking to be furnished.
5. Environmental Clearance has to be obtained before commencement of the project and furnished before issue of Planning Permission.(Total floor area exceeds 20,000 sq.m.)
6. Height of Balcony hand rail are to be shown as 1.0m in all the upper floor plans.
7. Undertaking accepting the conditions imposed in the NOCs issued by DF & RS and other Govt. agencies is to be furnished.
8. The design sufficiency certificate for STP issued by registered professionals/ institutions in this area to be furnished.
9. Notarized undertaking for the Compliance of the conditions laid down by the MAWS department in G.O. (MS) No. 97. DT: 07.07.2015 for the proposed swimming pool and condition to be incorporated in the plan. NOC from Executive authority to be obtained before issue of completion certificate.
10. CC. TV Cameras to be provided at 50m intervals in the Road side of site under reference.