

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

Letter No. C3(N)/6465/2018

Dated: 30.09.2021

To

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

Sir,

Sub: CMDA – APU – MSB (North) Division - Planning Permission Application for the conversion of existing earlier approved IT office building into commercial building for Show Room (Furniture & Home appliances) - **Main Block:** Basement Floor(part) + Ground Floor + 9 Floors + 10th Floor (part); **Service Block:** Ground Floor + First Floor and proposed construction of **MLCP Block:** Stilt Floor + 7 Floors (Parking) at Old S.No.65/1(part), T.S.No.76, Block No. 15, Ward-I, Padi Village, abutting Park Road, within the limits of Greater Chennai Corporation – Approved – Reg.

- Ref :
1. PPA received on 23.04.2018 in SBC No. MSBN/2018/000194.
 2. Earlier approval was issued in this office letter No.B3/25553/97, dated 07.04.98, C3/1084/99, dated 25.02.1999 and C3/8892/1999, dated 29.3.2000.
 3. This office letter even no. dated 21.06.2018 to the applicant calling for revised plan.
 4. Applicant letter dated 23.05.2018, 03.07.2018 & 29.08.2018.
 5. Minutes of the Committee of Senior Officials (CSO) meeting under the Chairmanship of Principal Secretary to Government, H & UD Department held on 23.11.2018.
 6. Minutes of the 247th MSB Panel meeting held on 10.01.2019.
 7. This office letter even no. dated 28.01.2019 to the applicant.
 8. Applicant letter dated 13.02.2019 enclosing revised plans.
 9. Applicant letter dated 13.05.2019 requesting to process this PPA under TNCD & BR-2019.
 10. Applicant letter dated 24.07.2019 enclosing photographic evidence of demolition of existing cooling tower structure in the setback of service block.



11. NOC from DF & RS in R.Dis.No.12956/C1/2019 - NOC.No.122/2019, dated 13.09.2019.
12. Applicant letter dated 14.10.2019 enclosing revised plans.
13. Applicant letter dated 13.12.2019 enclosing revised plans along with Brochure for MLCP furnished by M/s. SIEGER Parking.
14. This office letter even no. dated 18.08.2020 to the Government.
15. Government Letter (Ms) No.143, Housing and Urban Development (UD-1) Department, dated 23.09.2020.
16. This office DC advice letter even no. dated 18.12.2020 to the applicant.
17. Applicant letter dated 03.02.2021 enclosing one set of revised plan for sending to Police(Traffic) Dept.
18. This office letter even no. dated 09.02.2021 addressed to the Addl. Commissioner of Police (Traffic).
19. This office reminder letter even no. dated 03.08.2021 to the applicant calling for revised plan and other particulars.
20. NOC from Police (Traffic) issued in Letter Rc.No.Tr./License/109/3537/2021, dated 07.04.2021.
21. Applicant letter dated 17.08.2021 along with receipt for remittance of DC charges, revised plans, undertakings & other particulars.
22. NOC from AAI issued in NOC ID: CHEN/SOUTH/B/090120/479485, dated 03.09.2020 with permitted top elevation for this grid is 95mts.
23. NOC from IAF issued in letter TAM/5218/ATC (PC – 27/20), dated 25.09.2020.
24. Structural Design drawing vetted by the Superintending Engineer, PWD dated 18.02.2021 enclosing Geo-Technical Site Investigation done by M/s. Prasad Armstrong Yen GEC (P) Ltd, Chennai.
25. G.O. (Ms) No.101, H & UD (UDI) Department dt.19.07.2018.

The Planning Permission Application for the conversion of existing earlier approved IT office building into commercial building for Show Room (Furniture & Home appliances) - **Main Block:** Basement Floor + Ground Floor + 9 Floors + 10th Floor (part); **Service Block:** Ground Floor + First Floor and proposed construction of **MLCP Block:** Stilt Floor + 7 Floors (Parking) at Old S.No.65/1(part), T.S.No.76, Block No. 15, Ward-I, Padi Village, abutting Park Road, within the limits of Greater Chennai Corporation has been examined and Planning Permission is issued based on the Government approval orders issued in the reference 15th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by other Government Agencies in the references 11th, 16th, 20th, 22nd & 23rd cited.

2. The existing building satisfies Completion Certificate norms with respect to the increase in height of the building and its corresponding setback requirement.

3. The applicant has remitted the following charges in the reference 21st cited vide **Receipt No. B0019748, dated 17.08.2021**. The details of DC & Other charges remitted by the applicant are as follows:

Sl.No	Description of Charges	Amount remitted
(i)	Development Charges	Rs.4,75,000/- (Rupees Four Lakh and Seventy Five Thousand only)
(ii)	Balance Scrutiny Fee	Rs. 70,000/- (Rupees Seventy Thousand only)
(iii)	I&A Charges	Rs.1,07,25,000/- (Rupees One Crore and Seven Lakh and Twenty Five Thousand only)
(iv)	Security Deposit for Building	Rs.70,00,000/- (Rupees Seventy Lakh only)
(v)	Security Deposit for Display Board	Rs. 10,000/- (Rupees Ten Thousand only)
(vi)	MIDC to CMWSSB	Rs. 25,75,000/- (Rupees Twenty Five Lakh and Seventy Five Thousand only)
(vii)	Premium FSI Charges	Rs. 55,20,000/- (Rupees Fifty Five Lakh and Twenty Thousand only)
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(ix)	Flag day contribution	Rs. 500/- (Rupees Five Hundred only)

4. The OSR charge of Rs. 5,45,000/- (Rupees Five Lakh and Fourty Five thousand only) was already remitted vide receipt no. 100259, dated 10.02.1998 during earlier approval.

5. The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS, Police (Traffic), AAI and IAF. In this regard, the applicant has furnished an undertaking in the reference 21st 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 and IAF.

6. 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.

7. 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 along with the Structural drawing vetted by the Superintending Engineer, PWD in the reference 24th cited.

8. 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.

9. 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.

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

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

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. Two sets of plan for the proposed development is approved and numbered as Planning Permission No.C/PP/MSB/51 (A to G)/2021, dated: **30.09.2021** in **Permit No.14501** are sent herewith. The Planning Permission is valid for the period from **30.09.2021** to **29.09.2026**.



18. 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.

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

20. 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,

[Signature]
05/10/2021
for **MEMBER-SECRETARY**
[Signature]
05/10/2021

Encl :

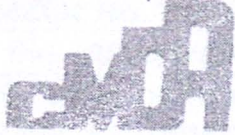
1. Two copies approved plan
2. Two copies of Planning Permission

Copy to:

1. **Thiru T.RAVINDRAN**, GPA for Thiru.Y.Pondurai, 25, Second Lane, Madhavaram High Road, Perambur, Chennai -6000 011.
2. The Deputy Planner, Enforcement Cell (N), CMDA, Chennai-8 (with one set of approved plans) *[Signature]* 20/10/21
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 S. Senthilkumar, B.E., A.I.I.A.**, Registered Architect - CA/94/17745, Council of Architecture, **Registered Architect Grade-I (RA) - CMDA RA/Gr.I/19/03/021** Greater Chennai Corporation – RA 100442019 C1, Pranav Apartment, No.39, South Sivan Koil Street, Vadapalani, Chennai – 600 026. prastaara@yahoo.co.in (Mobile: 9840889860)
9. **Dr. Alex Jacob, B.E., M.Tech.(Str), Ph.d.(Hon), M.I.E(Aus), M.I.E.(Ind) - Structural Engineer, Reg.No. SE/GR-I/19/02/001** 41/A, Beach Road, Kalakshetra Colony, Chennai – 600 090. alexjacobuc@gmail.com (Mobile: 98401 59550)

C3(N)
(MSB)

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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 corrected Building Rules under the respective Local Body Act, 1976, 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.

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

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Yours faithfully,

g/c

[Handwritten Signature]
30/9

for MEMBER- SECRETARY

2/10

Encl :

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

[Handwritten Signature]
30/09/21

[Handwritten Signature]
30/09/2021

Copy to:

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3. The Commissioner of Income Tax, No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-34.
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6. The Additional Commissioner of Police (Traffic), Egmore, Chennai-8.
7. The Chief Engineer, TNEB, Chennai-2.
8. **Thiru S. Senthilkumar, B.E., A.I.I.A.,** Registered Architect - CA/94/17745, Council of Architecture, **Registered Architect Grade-I (RA) - CMDA RA/Gr.I/19/03/021** Greater Chennai Corporation – RA 100442019 C1, Pranav Apartment, No.39, South Sivan Koil Street, Vadapalani, Chennai – 600 026. prastaara@yahoo.co.in (Mobile: 9840889860)
9. **Dr. Alex Jacob, B.E., M.Tech.(Str), Ph.d.(Hon), M.I.E(Aus), M.I.E.(Ind) -** Structural Engineer, **Reg.No. SE/GR-I/19/02/001** 41/A, Beach Road, Kalakshetra Colony, Chennai – 600 090. alexjacobuc@gmail.com (Mobile: 98401 59550)