

C3 (N)(MSB)

BY REGISTERED POST WITH ACK. DUE



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natara jan 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)/7052/2018

Dated: .10.2021

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

Sir,

Sub: CMDA – Area Plans Unit – High Rise Building (North) Division – Planning Permission Application Permission for the proposed construction **High Rise Building** with Extended 2nd Basement Floor (meant for 3 levels Mechanised parking) & 1st Basement Floor (meant for single level Mechanised parking) + Ground Floor + 10 Floors Residential building with 10 dwelling units Door No.73/75, Uthamar Gandhi Salai, T.S.No. 116/6, 12, Block No. 20 of Nungambakkam Village, Chennai – 600 034 within the limits of Greater Chennai Corporation, applied by **Thiru. Sunil Bhandari & Others** – Approved - Reg.

- Ref:
1. PPA received in MSB/2018/000206 dated 30.04.2018.
 2. NOC obtained from AAI in letter No. CHEN/SOUTH/B/041518/298621, dated 15.04.2018.
 3. This office letter even no dt. 13.06.2018.
 4. The applicant letter dt. 18.06.2018.
 5. Agenda and minutes of the 242nd MSB Panel meeting held on 04.07.2018.
 6. The applicant letter dt. 11.07.2018.
 7. This office letter even no. dated 12.07.2018 and 28.07.2018.
 8. Letter no Rc. No. Tr./License/572/12963/2018 dt. 21.07.2018 received from Police (Traffic).
 9. This office letter even no. dated 06.08.2018 addressed to the Govt.,
 10. The applicant letter received on. 10.03.2020 & 19.03.2020.
 11. Letter no. 4627/UDI/2020-1 Dt.20.03.2020 received from the Govt.,
 12. Minutes of the 256th MSB Panel meeting held on 24.06.2020.
 13. This Office letter even no dt.10.07.2020 addressed to the Govt.
 14. Govt. letter no. 117 dt.12.08.2020.
 15. This office reminder letter even no dt. 17.08.2020.
 16. NOC received from police (Traffic) in letter no. Tr./License/589/10768/2020 dt.23.10.2020.
 17. The applicant letter dt. 16.11.2020 & 19.11.2020.

25/10/21



18. This office letter even no dt. 24.11.2020.
19. The applicant letter received on 23.12.2020.
20. This office letter even no dt. 30.12.2020.
21. The applicant letter received on 13.01.2021 & 08.02.2021.
22. This office letter even no dt. 03.03.2021 addressed to SRO, Nungambakkam.
23. The applicant letter received on 31.03.2021.
24. This office letter even no. dt. 08.04.2021.
25. This office reminder letter even no dt.27.08.2021.
26. The applicant letter dt. 27.08.2021.
27. The applicant letter dt.31.03.2021 enclosing structural design drawing vetted by PWD dt.26.03.2021.
28. NOC received on 22.09.2021 from DF&RS issued in letter no C1/10537/2020, PP NOC No.01/2021 dt.07.01.2021

The Planning Permission Application received in the reference 1st cited for the proposed construction of **High Rise Building** with Extended 2nd Basement Floor (meant for 3 levels Mechanised parking) & 1st Basement Floor (meant for single level Mechanised parking) + Ground Floor + 10 Floors Residential building with 10 dwelling units Door No.73/75, Uthamar Gandhi Salai, T.S.No. 116/6, 12, Block No. 20 of Nungambakkam Village, Chennai – 600 034 within the limits of Greater Chennai Corporation, applied by **Thiru. Sunil Bhandari & Others**, has been examined and Planning Permission is issued based on the Government Order issued in the reference 14th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by other Government Agencies in the references 2nd, 16th & 28th cited above.

2. The applicant has remitted the following charges vide receipt no. **B0018166** dt. 21.12.2020 in the reference 19th cited:

i)	Development charges	Rs. 80,000/- (Rupees Eighty Thousands only)
ii)	Balance Scrutiny Fee	Rs. 1,000/- (Rupees One Thousands only)
iii)	Regularisation charges	Rs. 1,35,000/- (Rupees One Lakh and Thirty Five Thousands only)
iv)	Infrastructure & Amenities Charges	Rs. 14,43,000/- (Rupees Fourteen Lakhs and Forty Three Thousands only)
v)	Security Deposit (For Building)	Rs.10,10,000/- (Rupees Ten Lakhs and Ten Thousand only)
vi)	Security Deposit for Display Board	Rs. 10,000/- (Rupees Ten Thousand only)
vii)	Shleter Charges	Rs. 13,30,000/- (Rupees Thirteen Lakhs and Thirty Thousand only)
viii)	Flag day Contribution	Rs. 500/- (Rupees Five Hundred only)

3. The applicant has furnished the Demand Draft No. 094580 dt. 19.12.2020 issued by HDFC Bank in favour of M.D., CMWSSB for an amount of **Rs. 9,70,000/-** towards MIDC charges.

4. The applicant has to comply with all the conditions stipulated in the NOCs/ revised NOCs issued by the Police (Traffic), DF&RS and AAI. In this regard, the applicant has also furnished an undertaking in the reference 26th cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by Police (Traffic), DF&RS and AAI.

5. 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 hermetically 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.

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 / 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 also furnished structural design drawing for the proposed building vetted by the Superintending engineer, PWD in the reference 26th cited.

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 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.

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

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

11. 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.

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

13. 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.

14. The partial refund of security deposit will not be considered for issuance of partial Completion certificate.

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 regards the applicant has furnished notarized 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 proposal is approved and numbered as Planning Permission No. C/PP/MSB/55 /2021, dated 12.10.2021 in Permit No. 14507 are sent herewith. The Planning Permission is valid for the period from 12.10.2021 to 11.10.2026.

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,

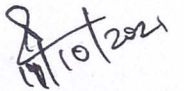
O/C



for MEMBER-SECRETARY

CS
07/10/21


11-10-2021


11/10/2021

Encl :

1. Two copies approved plan
2. Two copies of Planning Permission
3. Copy of Govt., letter in the reference 14th cited.

Copy To:

1. **Thiru. Sunil Bhandari & Others,**
73 & 75, Uthamar Gandhi Road,
Nungambakkam,
Chennai – 600 034.

(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) 2/10
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. **C.M.Santhosh Kumar B.Arch,**
Urban Planner, Architect/CA/2012/54444
New #109, Old #46, A-Block, 1st Floor, 3rd Avenue, Anna Nagar, Chennai – 102.
9. **K.Murali, B.E., M.E.(Struct)**
Regd.Structural Engineer,
Reg. No.SE/GR-1/19/03/030
New No.14,Old No. 34,Damodaran Street,T,Nagar,Chennai-17.

637 639



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)/7052/2018, dated .07.2018

To

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

Sir,

Sub: CMDA – APU – MSB (North) Division – Planning permission for the proposed construction of Stilt + 8 Floors residential building with 8 dwelling units after demolishing the existing GF + 2F residential building and shops at Door No.73/75, Uthamar Gandhi Salai, T.S. No. 116/6, 12, Block No. 20 of Nungambakkam Village, Chennai – 600 034 within the limits of Greater Chennai Corporation, submitted by **Tvl. Sunil Bhandari & Others** - Proposal placed before the MSB Panel - Recommended and forwarded to Government for Approval –Reg.

- Ref :
1. PPA received in MSB/2016/000206 dated 30.04.2018.
 2. This office letter even no dt. 13.06.2018.
 3. The applicant letter dt. 18.06.2018.
 4. Agenda and minutes of the 242nd MSB Panel meeting held on 04.07.2018.
 5. The applicant letter dt. 11.07.2018.
 6. This office letter even no. dated 12.07.2018 and 28.07.2018.
 7. Letter no Rc. No. Tr./License/572/12963/2018 dt. 21.07.2018 received from Police (Traffic).

Tvl. Sunil Bhandari & Others have applied for planning permission application for the proposed construction of Stilt + 8 Floors residential building with 8 dwelling units after demolishing the existing GF + 2F residential building and shops at Door No.73/75, Uthamar Gandhi Salai, T.S. No. 116/6, 12, Block No. 20 of Nungambakkam Village, Chennai – 600 034 within the limits of Greater Chennai Corporation. (FSI area: 2923.76 sq.m).

2. The proposal submitted by the applicant was examined and placed before the 242nd MSB Panel meeting held on 04.07.2018 (*Agenda and the Minutes of the MSB Panel meeting are enclosed*).



"The MSB Panel discussed the subject in detail. The applicant has informed the panel that they are willing to pay the premium FSI charges for additional FSI and assured to furnish undertaking and Revised Plan rectifying the violations. The panel decided to forward the proposal to Govt. subject to the following conditions:

- 1. Revised plan rectifying the violations shall be obtained before forwarding the proposal to the Government and rectifying other defects listed in the Annexure-I shall be obtained before issue of Planning permission ;*
- 2. NOCs from Traffic Police, DF&RS, & IAF are to be obtained for the proposal before issue of DC advice.*
- 3. Land required for Street Alignment to be handed over to CMDA through a registered Gift Deed before issue of Planning Permission.*
- 4. Structural Stability Certificate vetted by PWD to be furnished before issue of Planning Permission".*

3. Regarding condition No.(1), the applicant in the reference 5th cited has furnished revised plan rectifying the violations and defects and undertaking to pay the Premium FSI charges with a request to adjust in TDR for the Street Alignment to be gifted for this site. The revised plan has been scrutinized and found that the violations are rectified except few minor defects listed in the Annexure-II and the same shall be obtained before issue of Planning permission. Thus, the condition No. (1) is complied by the applicant.

4. Regarding the condition No. (2), NOC from Police (Traffic) has been received in the reference 7th cited. The Other NOCs from DF & RS & IAF are to be obtained for the proposal before issue of DC advice.

5. Regarding condition No. (4), the applicant has furnished, Structural Stability Certificate for the proposed development vetted by PWD. Thus the condition No.(4) is complied by the applicant. MSB Panel condition No. (3) is to be complied by the applicant before issue of Planning Permission.

6. In view of the above, the Planning Permission Application along with the CMDA's original file bearing No. C3 (N)/7052/2018 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:

641

- i) Revised plan, rectifying the defects along with required particulars as listed in the Annexure-II shall be obtained before issue of Planning Permission ;
- ii) NOCs from DF&RS and IAF are to be furnished before issuance of DC advice;
- iii) Land required for Street Alignment to be handed over to CMDA through a registered Gift Deed before issue of Planning Permission.

Yours faithfully,

o/c

[Signature] 2/2

**Principal Secretary/
Member Secretary.**

[Signature] 03/08/18
[Signature] 03/08/18
[Signature] 03/08/18
[Signature] 03/08/18

End.:

- 1. Original file No.C3/7052/2018 with Current file Page No.1 to...~~43~~... & Note file Page No. 1 to...~~43~~...
627
- 2. Copy of Agenda & Minutes of the 242ND MSB Panel meeting held on 04.07.2018



Annexure-II

1. Break up details for No. of car parking provided, i.e. open area and stack parking are shown in the area statement needs revision.
2. Frontage of the site as per actual to be incorporated in the site plan.
3. Area statement, FSI & Coverage as per actual calculations are to be incorporated.
4. Height and Total height of the building including lightening arrestor to be correctly mentioned in Section & Elevation.
5. Existing road width as per site to be shown.
6. NOC from DF&RS and IAF are to be furnished.
7. Land required for Street Alignment to be handed over to CMDA through a registered Gift Deed before issue of Planning Permission.

647 643

ACKNOWLEDGEMENT

Received a Letter No.**C3(N)/7052/2018** dated **06.08.2018** along with Original file No.**C3(N)/7052/2018** – **Tvi. Sunil Bhandari & Others** (with Current file Page No.1 to **627** & Note file Page No.1 to **43**) addressed to the Principal Secretary to Government, H&UD Dept., Secretariat, Chennai – 600 009.



Signature :

Name and Designation :

G

Date :

27/8/2018.

