

C3(N)(MSB)

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**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

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**Letter No. C3 (N)/724/2019, Dated: .10.2021**

To  
**The Commissioner,**  
Avadi Corpoartion,  
Avadi, Chennai – 600 054.

Sir,

Sub: CMDA – Area Plans Unit – MSB (North) Division – Planning Clearance Application for the proposed construction of Group development of **High Rise Residential cum commercial Building** in which Block No. 1: Stilt Floor + 7 floors + 8<sup>TH</sup> Floor part with 59 dwelling units, Block No. 2 to 11: Stilt Floor + 10 Floors with 80 dwelling units in each block, Block no. 12: Stilt Floor + 5 Floors with 20 dwelling units, Block No. 13: G.floor + Mezz.Floor + 1<sup>st</sup> Floor for Community Hall (Commercial use) and regularization of existing Group development of Non High Rise residential Block No. 14 to 28: G.Floor + 3 Floors with 8 dwelling units in each block and Block no. 29: G.Floor + 2 Floor with 6 dwelling units, Totally 29 Blocks with 1005 dwelling units, Abutting C.T.H Road in TSP V<sup>th</sup>Batalion, S.M. Nagar, Avadi in Old S.No. 209/1F3, New S.No. 1, Ward-D, Block No. 47, Thirumullaivoyal Village, Chennai – 600 109, within the limits of Avadi Corporation, applied by **The Commandant**, TSP Vth Batalion, Avadi, Chennai – Approved – Reg.

- Ref :
1. PPA received on 22.08.2019 in SBC No. CMDA/PC/HRB/N/0724/2019.
  2. NOC issued by the Police (Traffic) in letter No. Tr./License/708/16533/2018 dt.21.07.2018.
  3. NOC issued by the DF & RS in letter C1/10221/2018, PP. NOC. No. 112/2018 dt. 09.08.2018.
  4. This office letter even no. dt. 30.08.2019
  5. Hearing conducted on 12.09.2019.
  6. Hearing conducted on 12.09.2019.
  7. This office letter even no. dt. 13.09.2019.
  8. Minutes of the 254<sup>th</sup> MSB Panel meeting held on 12.11.2019.
  9. This office letter even no. dt. 27.11.2019 addressed to the Govt.,
  10. Letter received from the Govt. in Letter (Ms) No. 52 H & UD (UD I)



Dept. dated 12.03.2020.

11. This office letter even no. dt. 19.03.2020.
12. The applicant letter received on 23.09.2020.
13. The applicant letter dt.23.09.2020 enclosing structural design drawing vetted by PWD dt.22.09.2020.
14. Environmental clearance (EC) issued in letter no. SEIAA-TN/F/6624/EC/8(a)/662/2019 dt.17.09.2019.
15. This office letter even no. dt. 14.12.2020.
16. The applicant letter received on 21.01.2021, 16.03.2021, 21.04.2021.
17. This office letter even no. dt. 23.07.2021 addressed to SRO, Avadi.
18. The applicant letter received on 16.08.2021.
19. NOC obtained from AAI in NOC ID No: CNEN/SOUTH/B/080721/566667 Dt.11.08.2021.
20. The applicant letter received on 27.08.2021.
21. Gift deed for link road vide doc No: 10385 dt 5.8.21
22. Gift deed for S.A vide ~~doc~~ NO: 10386 dt 5.8.21

The Planning Clearance Application for the proposed construction of Group development of **High Rise Residential cum commercial Building** in which Block No. 1: Stilt Floor + 7 floors + 8<sup>TH</sup> Floor part with 59 dwelling units, Block No. 2 to 11: Stilt Floor + 10 Floors with 80 dwelling units in each block, Block no. 12: Stilt Floor + 5 Floors with 20 dwelling units, Block No. 13: G.floor + Mezz.Floor + 1<sup>st</sup> Floor for Community Hall (Commercial use) and regularization of existing Group development of Non High Rise residential Block No. 14 to 28: G.Floor + 3 Floors with 8 dwelling units in each block and Block no. 29: G.Floor + 2 Floor with 6 dwelling units, Totally 29 Blocks with 1005 dwelling units, Abutting C.T.H Road in TSP V<sup>th</sup>Batalion, S.M. Nagar, Avadi in Old S.No. 209/1F3, New S.No. 1, Ward-D, Block No. 47, Thirumullaivoyal Village, Chennai – 600 109, within the limits of Avadi Corporation, applied by **The Commandant**, TSP Vth Batalion, Avadi, Chennai has been examined and Planning Clearance is issued based on the Government approval orders issued in the reference 10<sup>th</sup> cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by other Government Agencies in the references 2<sup>nd</sup> , 3<sup>rd</sup> , 14<sup>th</sup> & 19<sup>th</sup> cited.

2. The applicant has also furnished an undertaking to abide by the terms and conditions put forth by CMDA and also accepting the conditions put forth by Police (Traffic) in the reference 18<sup>th</sup> cited.

3. The applicant has to submit the necessary sanitary application directly to Metro Water and only after due sanction he can commence the internal sewer works.

In respect of water supply, it may be possible for Metro Water to extend water supply to a single sump for the above premises for the purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 10 lpcd. In respect of requirements of water for other uses, the promoter has to ensure that he can make alternate arrangements. In this case also, the promoter 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 applications. It shall be ensured that all wells, overhead tanks and septic tanks are hermitically sealed with proper protected vents to avoid mosquito menace. Non provision of rain water harvest structures as 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 DR II and enforcement action will be taken against such development.

4. (i) Planning Clearance 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.

(ii) 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 Clearance 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.

**The applicant has also furnished structural design drawing for the proposed building vetted by the Superintending engineer, PWD in the reference 13<sup>th</sup> cited.**

5. (i) Issuance of Planning Clearance by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing planning Clearance 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.

(ii) 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.

6. Two sets of approved plans numbered as **C/PC/ MSB/02 A to T/2021**, dated **.10.2021** are sent herewith (Planning clearance No.**14506**).

7. The approval is not final. The applicant has to approach the Greater Chennai Corporation for issue of building clearance under the respective local bodies only after which the proposed construction can be commenced.

**8. The applicant has to hand over the Street Alignment portion and link road area after completion of the project to the Local body.**

9. The 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.

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

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

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

Yours faithfully,

*[Handwritten signature]*

*[Handwritten signature]*

for MEMBER-SECRETARY.

**Encl :**

1. Two copies approved plan
2. Two copies of Planning clearance
3. Copy of Govt., letter in the reference 10<sup>th</sup> cited.

*[Handwritten signature]*  
07/10/21

*[Handwritten signature]*  
11-10-21

*[Handwritten signature]*  
11/10/2021/23

Copy to:

**1. The Commandant,**

TSP Vth Batalion,  
Avadi, Chennai.

(This approval is not final; you have to approach The Commissioner, Corporation of Chennai for issue of Building Clearance).

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.

