



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Letter No.C3(N)/7611/2017, dated .07.2017

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

Sir,

Sub: CMDA – APU – MSB(N) - Planning Permission Application for the proposed construction of MSB Combined Double Basement floor + Stilt floor + one upper parking floor for Block I.II&III with Block-I consists of 2nd floor to 21 floors with 90 Dus, Block-II consists of 2nd floor to 21 floors with 160 Dus ,Block-III consists of 2nd floor to 21 floors with 160 Dus and Block –IV consists of Stilt floor + 13 floors of 104 LIG units, totally 514 Dus with Swimming Pool Gym over 1st upper parking floor podium at Old S.Nos. 122/2A, 2B, 123/1B, 2B, 1A2, 2A2, 1C1 (part), 2C1, 1C2, 2C2, 2C3 (part), 2D (part), 123/ 1 (part), 1A1, 2A1, 135/2A, 2B, & 1C and in T.S. No. 9/6, 9/7, 11/1, 11/4, 11/5, 11/6, 11/7, 11/9, 11/10, 12/5 & 12/6 in Block No.22 of **Athipattu Village**, Ambattur Taluk, Tiruvallur District, Applied by **M/s. Dawning Developers LLP** (GPA of Thiru.Ahmed Buhari and 7 Others) – MSB Panel recommendations – Forwarded to Govt for approval – **Reg.**

- Ref :
1. PPA received in MSB/2017/000338 dated 29.05.2017.
 2. Minutes of the 237th MSB Panel meeting held on 26.07.2017.

M/s. Dawning Developers Pvt. Ltd. has applied for Planning permission for the proposed construction of MSB ^{with} Combined Double Basement floor + Stilt floor + one upper parking floor for Block I.II&III with Block-I consists of 2nd floor to 21 floors with 90 Dus, Block-II consists of 2nd floor to 21 floors with 160 Dus ,Block-III consists of 2nd floor to 21 floors with 160 Dus and Block –IV consists of Stilt floor + 13 floors of 104 LIG



units, totally 514 Dus with Swimming Pool Gym over 1st upper parking floor podium at Old S.Nos. 122/2A,2B,123/1B, 2B, 1A2,2A2,1C1(part), 2C1,1C2,2C2,2C3(part), 2D(part), 123/ 1(part), 1A1,2A1, 135/2A, 2B,&1C and in T.S.No.9/6,9/7,11/1, 11/4,11/5,11/6, 11/7,11/9,11/10,12/5 &12/6 in Block No.22 of Athipattu Village, Ambattur Taluk, Tiruvallur District. (FSI *area 54,757.11 sq.m*)

2. The proposal was examined and placed before the 237th MSB Panel Meeting held on 26.07.2017 (*Agenda and the Minutes of the MSB Panel meeting are enclosed*).

The MSB Panel discussed the subject in detail and took note that there are precedent cases viz. Fomra & SPRRG (Porur), etc and decided to forward the proposal to the Government recommending for approval subject to the following conditions;

- 1) *Revised Plan rectifying the drafting corrections including the ramp arrangement for the basement floors and other particulars given in the **Annexure** to the agenda to be obtained before issuing DC advice.*
- 2) *The NOC from DF&RS permitting the combined Podium at 1st floor level and swimming pool and Gym at 2nd floor level over podium to be furnished by the applicant before DC advice.*
- 3) *Specific NOC from Traffic (Police) particularly in respect of providing ingress & egress on the ~~GAT~~ ^{200' Eje. Pals} Road to be obtained before issue of Planning Permission.*
- 4) *Environmental clearance to be obtained before issue of Planning Permission.*
- 5) *STP designs along with detailed drawing are to be furnished along with design sufficiency certificate for STP issued by registered professionals/ institutions before issue of PP.*
- 6) *Structural design sufficiency vetted by IIT / Anna University to be furnished before issue of DC advice.*
- 7) *The applicant has to give an undertaking to obtain necessary clearances for swimming pool from the appropriate authority and agree for the conditions before issue of PP.*



8) The applicant has to give an undertaking for availing Premium FSI charges (50% by way of TDR from TNSCB / TNHB and balance 50% by cash) before forwarding to Govt.

9) NOC to be obtained from IAF / AAI before issue of DC.

3. The applicant has provided an undertaking to pay the PFSI charges.

4. In view of the above, the Planning Permission Application along with the CMDA's original file bearing No.C3 (N)/7611/2017 is forwarded to the Government, with a request to approve the recommendations of the MSB Panel, subject to the above conditions.

Yours faithfully,

o/c

MEMBER SECRETARY

28/07/17

28/7/17

28/7/17

Encl.:

1. Original file No.C3(N)/7611/2017 with Current file Page No.1 to 611 & Note file Page No. 1 to 74.
2. Agenda & Minutes of the 237th MSB Panel meeting held on 26.07.2017.



ANNEXURE

Block – I

1. Fire escape staircase to be mentioned in the plan
2. The structure shown in mid-landing of the staircase to be removed.
3. Building measurements to be shown in the detailed floor plans.
4. Access for Dwelling unit in 11, 15, 19th floor to be shown.
5. Floor height for upper floor parking to be given.
6. Dimension for the structures on terrace floor to be given.

Block – II

7. Staircase landing & cut out area to be distinguished clearly.
8. Fire escape staircase to be mentioned.

Block – III

9. Fire escape staircase to be mentioned
10. Lightning arrestor to be shown

Site plan

11. The FSI to be restricted to the maximum permissibility of 3.50 (2.50 + Premium FSI of 1.0), since the provided is 3.596.
12. Set back on all crucial points to be shown.
13. Road width to be shown in the plan
14. OSR space dimension to be mentioned
15. Site boundary with as on site / as per patta dimension to be marked in the plan.
16. The plan showing the Swimming Pool and Gym in the Basement to be removed.
17. Gift deed for OSR area and Upper parking floor to be executed by the applicant.
18. The title and area calculation requires correction.

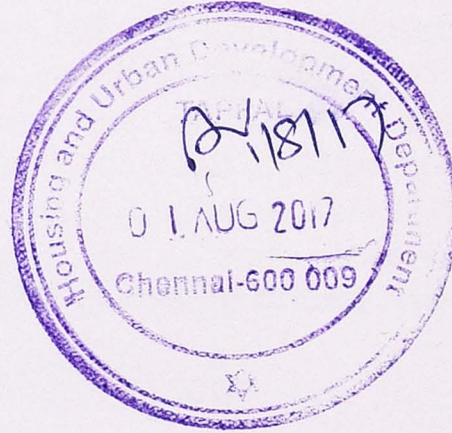
Other corrections

1. Residuary plot details for S.No 135 to be furnished.
2. The boundary shown for TSLR extract for T.S.No.9/6 and 9/7 to be corrected.
3. Section along ramp to be provided, clearly showing the ingress / egress gates
4. Stand by generator to be provided.
5. Meter room size to be increased as per DR requirement.



ACKNOWLEDGEMENT

Received a Letter No. **C3(N)/7611/2017** dated 28.07.2017 along with Original file No. **C3(N)/7611/2017 – M/s.DAWNING DEVELOPERS LLP** (GPA of Thiru. Ahmed Buhari and 7 others) (with Current file Page No.1 to 611 & Note file Page No.1 to 74...) addressed to the Secretary, H&UD Dept., Secretariat, Chennai – 600 009.



Signature :
Name and Designation :
Date :