

**BY REGISTERED POST WITH ACK.DUE**



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

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Chennai - 600 008

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**Letter No. CMDA/PP/MSB/N/0803/2019**

**Dated: .11.2020**

To

**The Principal Secretary to Government**

Housing and Urban Development Department

Secretariat,

Chennai - 600 009.

Sir,

Sub: CMDA – APU – MSB(North) – Planning Permission Application is for the construction of Basement floor + Stilt cum Ground floor + 8 floors + 9th floor (Part) – Residential Building with 152 Dwelling units, Retails shop in Stilt & 1<sup>st</sup> Floor, Multipurpose Hall, Gym, Indoor Games, Home theatre in 1st floor at Old Survey No. **200/2A2A** (part) & 2B, Ward No. J, T.S. No. **82/2** & 89 of **Thiruvottriyur Village**, Ennore Expressway, Thiruvottriyur Taluk, Chennai applied by **(1) M/s.Provincial Investment Corporation (P) Ltd** Represented by N.Sivakumar and **(2) Ms.Prakirti Agarwal**- Forwarded to Govt. for approval – Reg.

- Ref :
- 1) Planning Permission Application submitted in SBC No. CMDA/PP/HRB/N/0803/2019 dt.03.09.2019.
  - 2) Agenda and Minutes of 253<sup>rd</sup> MSB Panel meeting held on 13.09.2019.
  - 3) This office letter even No. dt.26.09.2019 addressed to the applicant.
  - 4) AAI NOC ID : CHEN/SOUTH/B/111319/434090 dt. 25.11.2019.
  - 5) This office letter even No. dt.01.11.2019 addressed to the Tahsildar, Thiruvottriyur Taluk to offer remarks on existing width of Ennore Expressway.
  - 6) This office letter even No. dt.01.11.2019 addressed to the Chief Engineer, Highways Department to offer remarks on physical right of way of Ennore Expressway.
  - 7) Applicant letter dt.11.11.2019.
  - 8) Tahsildar, Thiruvottriyur Taluk Letter No. 1176/2019/A1 dt.09.12.2019.
  - 9) Chief Engineer (C&M), Highways Department Letter No. 11449/Contracts/LA/2020 dt.14.02.2020.
  - 10) This office letter even No. dt.06.03.2020 & 11.03.2020.
  - 11) Applicant letter dt.11.11.2020 enclosing revised plans and other particulars.

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**(1) M/s.Provincial Investment Corporation (P) Ltd** Represented by N.Sivakumar and **(2) Ms.Prakirti Agarwal** have applied Planning Permission Application is for the construction of Basement floor + Stilt cum Ground floor + 8 floors + 9th floor (Part) – Residential Building with 152





Dwelling units, Retail shop in Stilt & 1<sup>st</sup> Floor, Multipurpose Hall, Gym, Indoor Games, Home theatre in 1st floor at Old Survey No. **200/2A2A** (part) & 2B, Ward No. J, T.S. No. **82/2** & 89 of **Thiruvottriyur Village**, Ennore Expressway, Thiruvottriyur Taluk, Chennai (FSI Area: 10347.91 Sq.m.).

2. The site under reference is zoned as Industrial use zone and lies within CRZ – II line (Within 500m from Bay of Bengal) wherein the proposed Residential cum Commercial activities are permissible. As the site under reference lies within CRZ – II Area, FSI should be at the 1991 Level and all other parameters can be followed as per the present TNCD&BR 2019.

3. The Proposal was examined and placed before the 253<sup>rd</sup> MSB Panel meeting held on 13.09.2019. The Minutes of the meeting is as follows:

*"The MSB Panel noted that, the site under reference is zoned as Industrial use zone and lies within CRZ – II line (within 500m from Bay of Bengal). However, the site under reference lies on land ward side i.e. a Public road (Ennore Express Way) exists in between Bay of Bengal and site under reference, where in the proposed residential activity is permissible.*

*As per CRZ norms, the FSI area should be restricted to 2.50 and all other parameters can be followed as per the present TNCD&BR 2019. Therefore, the Panel informed to revised the plan accordingly satisfying the CRZ-II norms.*

*Having deliberated the subject and suggested as above, the Panel decided to recommend to forward the proposal to Government for approval subject to the following conditions:*

- (i) Revised plan rectifying the violations to be obtained before forwarding the proposal to the Government. The defects in the plan and the other required particulars are to be obtained before issue of Planning Permission;*
- (ii) NOC from DF&RS, Police (Traffic), AAI, IAF and CRZ clearance from TNCZMA are to be obtained before issue of Planning Permission;*
- (iii) Required Street Alignment portion for Ennore Expressway to be handed over to CMDA through registered Gift Deed before issue of Planning Permission;*
- (iv) Structural Stability Certificate for the entire structure and specifically that the basement top slab below the extended circulation at ground level should be designed for firefighting vehicular loads and for the deck slab of the swimming pool from PWD shall be obtained before issue of Planning Permission; and*
- (v) CCTV Camera to be installed at regular interval of 50.00m along the road abutting the site boundaries before issue of Completion Certificate."*

4. With respect to Condition No. (i), the applicant in the reference 11<sup>th</sup> cited has furnished revised plans rectifying all the violations except few rectifiable defects thereby complying the prerequisite condition. NOC from AAI issued in NOC ID: CHEN/SOUTH/B/111319/434090 dt. 25.11.2019 also furnished by the applicant.

5. With respect to Condition No. (iii) of Gifting Street Alignment portion for Ennore Expressway, specific remarks were obtained from both Tahsildar, Thiruvottriyur and Highways Department were obtained on the physical right of way of Ennore Expressway. As per the remarks of the Tahsildar, Thiruvottriyur Taluk and Highways Department, the existing width of Ennore



Expressway varies from 46.50m to 50.00m in front of the site under reference. Street Alignment prescribed for Ennore Expressway is 45.00m. As the minimum width of the Ennore Expressway is 46.50m as per the remarks of Tahsildar, Thiruvottriyur High Road & Highways Department, Street Alignment for Ennore Expressway Does not arise.

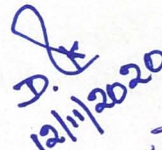
6. With respect to CRZ clearance for the proposal, as per the Office Order No. 06/2012 dt.08.03.2012, the Tamil Nadu State Coastal Zone Management Authority in their Proceedings No. P1/443/2011 dt.16.02.2012 have delegated powers to CMDA and Corporation of Chennai to process the Planning Permission Application with floor area of equal or less than 20,000 Sq.m. in CRZ – II Area after examining and ensuring that the proposed development conform to CRZ – II Notification 2011 and as per the Coastal Zone Management Plans. In this case, the site under reference lies in CRZ – II Area and the total built up area of the proposal is less than 20,000 Sq.m. Hence, CRZ clearance has to be accorded by Member Secretary of CMDA based on the Delegation of powers issued.

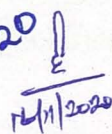
7. In view of the above, the Planning Permission Application along with the CMDA's original file bearing No.CMDA/PP/MSB/N/0803/2019 is forwarded to the Government, with a request to approve the recommendations of the MSB Panel, subject to the following condition:

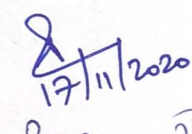
- (i) Revised plans rectifying all the drafting defects along with other required particulars listed in **Annexure – II** are to be obtained before issue of Planning Permission;
- (ii) NOCs from Traffic Police, DF&RS & IAF are to be obtained before issue of Planning Permission;
- (iii) Structural Stability Certificate for the entire structure and specifically that the basement top slab below the extended circulation at ground level should be designed for firefighting vehicular loads shall be obtained from PWD before issue of Planning Permission;
- (iv) 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. An undertaking to this effect to be obtained before issue of Planning Permission.


Yours faithfully,

  
Member Secretary

  
12/11/2020

  
16/11/2020

  
17/11/2020

  
19/11/2020

Encl.:

1. Original file No. CMDA/PP/MSB/N/0803/2019 with Current file Page No.1 to 4458 & Note file Page No. 1 to 71...
2. Agenda and Minutes of 253<sup>rd</sup> MSB Panel meeting held on 13.09.2019.
3. AAI NOC ID : CHEN/SOUTH/B/111319/434090 dt. 25.11.2019.





## ANNEXURE – II

1. Drafting defects in the revised plans:
  - (i) Fire Escape staircase to be indicated in all floor plans.
  - (ii) STP Pump room provided in Basement floor Plan to be removed as STP.
  - (iii) Sump for Fire Fighting and Sullage treated water are to be shown with detailed plan.
  - (iv) Length of Ramp to be mentioned in Stilt Floor and Basement floor plan.
  - (v) Over head tank (OHT) for Fire Fighting water and Rain Water Harvesting are to be shown in Terrace floor plan.
  - (vi) 9th floor plan to be shown as per the uploaded Pre DCR drawing.
  - (vii) Open DG set in the setback space is not permissible and the same need to be removed and relocated.
  - (viii) Section & Elevation requires correction with respect to individual floor plans.
  - (ix) Section passing through Pergola in Terrace level to be shown.
  - (x) Gazebo shown in 1<sup>st</sup> floor plant to be removed.
  - (xi) Title & Area Statement requires correction.
  - (xii) Lift Lobby shown in Stilt & Basement floor are to be removed.
  - (xiii) Parapet height to be mentioned.
  - (xiv) Section along Ramp to be furnished in plan.
  - (xv) Distance between the building & Transformer yard to be mentioned in the site plan and a minimum of 7.00m to be maintained.
2. The applicant has furnished Thoraya Patta issued in favour of M/s.Provincial Investment Corporation (P) Ltd for Survey No. 200/2A of Thiruvottriyur village & in favour of Ms.Prakriti Agarwal for Survey No. 200/2B of Thiruvottriyur village both duly attested by Revenue officials not below the rank of Deputy Tahsildar. ~~Hence~~ <sup>Howeey</sup>, remarks from Tahsildar to be obtained on the status of Thoraya Patta issued.
3. NOCs from Traffic Police, DF&RS & IAF are to be furnished.
4. Approved Demolition plan for the existing structures to be furnished.
5. Form - C duly signed by the Applicant, Architect, Structural Engineer, Construction Engineer & Geo Technical Consultant in Rs.20/- Stamp paper to be furnished.
6. Photo to be affixed in Form – B.
7. Developer Registration Certificate to be furnished.
8. Undertaking in Rs.20/- Stamp paper for Pergola in Terrace floor plan.



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**Letter No. CMDA/PP/MSB/N/0803/2019**

**Dated: 18.11.2020**

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Sd..x/-18.11.2020

**MEMBER SECRETARY**

**// TRUE COPY //**

*S. Shanthakudha*  
**DEPUTY PLANNER (MSB-N)**

*(P)*  
19/11/2020  
445

Encl.:

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