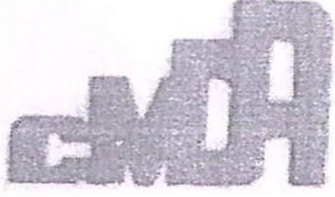




**BY REGISTERED POST WITH ACK. DUE**



**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](http://www.cmdachennai.gov.in)

**Letter No. C3 (N)/0327/2020**

**Dated: 06.07.2021**

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 for the Proposed Construction of **High Rise** Stilt + 13 floors residential cum Commercial (Club House at 5<sup>th</sup> & 9<sup>th</sup> Floor part) use building with 107 dwelling units, abutting Arcot Road, East Kamakodi Nagar Main road, East Kamakodi Nagar 2<sup>nd</sup> Street & East Kamkodi Nagar 4<sup>th</sup> Street, Comprising Plot No. 13, East kamakoti Nagar, Old S.Nos. 77 part & 79 Part, New S. No. 77/12A2, 77/12A3 & 79/1B of Valasaravakkam Village, Chennai – 600 087. Within the limits of Greater Chennai Corporation, applied by **Tmt. Bhavani Pasupathi** (GPA Holder for M/s. Varanam Foundations) – Approved - Reg.

- Ref:
1. PPA received in SBC no. CMDA/PP/HRB/N/0327/2020 Dt. 11.06.2020.
  2. Earlier the applicant was obtained PPA for the construction of G.floor building from the Valasaravakkam Municipality in PP No. 118/2011, Permit No. 88880, vide letter no. 298/2011 dt.24.05.2011
  3. The applicant letter received dt.15.06.2020.
  4. NOC received from the Police (traffic) in letter no. Tr./License/666/13142 dt.07.10.2020
  5. The applicant letter dt.12.10.2020 received on 14.10.2020.
  6. Minutes of 257<sup>th</sup> MSB panel Meeting held on 06.10.2020.
  7. This office letter even no dt.20.10.2020 addressed to the Govt.
  8. Letter (Ms) No. 195 dt. 30.12.2020 received from the Govt.,
  9. NOC received from DF&RS in letter no.C1/8786/2020, PP NOC. No.105/2020 dt.05.11.2020.
  10. This office letter even no dt.21.01.2021.
  11. The applicant letter dt.18.02.2021.
  12. NOC obtained from AAI in NOCID No. CHEN/SOUTH/B/022220/450483 Dt. 06.03.2020.
  13. The applicant letter dt.19.02.2021.





14. This office letter even no dt.04.03.2021.
15. The applicant letter dt.10.03.2021.
16. Structural Drawings vetted by PWD officials furnished along with the applicant letter dt. 10.03.2021
17. This office D.C & other charges demand notice issued in letter even no dt. 22.03.2021.
18. The applicant letter dt.29.03.2021 & 01.04.2021.
19. This office letter even no dt. 09.04.2021 addressed to the SRO, Virugambakkam.
20. The applicant letter dt. 15.04.2021.
21. This office letter even no dt. 30.04.2021 addressed to the SRO, Virugambakkam.
22. The applicant letter dt. 16.06.2021.
23. Gift deed for S.A portion of 75.914 sq.m vide Gift deed doc. no. 3205/2021 dt.10.06.2021.

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The Planning Permission Application received in the reference 1<sup>st</sup> cited for the Proposed Construction of **High Rise** Stilt + 13 floors residential cum Commercial (Club House at 5<sup>th</sup> & 9<sup>th</sup> Floor part) use building with 107 dwelling units, abutting Arcot Road, East Kamakodi Nagar Main road, East Kamakodi Nagar 2<sup>nd</sup> Street & East Kamakodi Nagar 4<sup>th</sup> Street, Comprising Plot No. 13, East kamakodi Nagar, Old S.Nos. 77 part & 79 Part, New S. No. 77/12A2, 77/12A3 & 79/1B of Valasaravakkam Village, Chennai – 600 087. Within the limits of Greater Chennai Corporation, applied by **Tmt. Bhavani Pasupathi** (GPA Holder for M/s. Varanam Foundations) has been examined and Planning Permission is issued based on the Government Order issued in the reference 8<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 4<sup>th</sup>, 9<sup>th</sup> & 12<sup>th</sup> cited above.

2. The applicant has remitted the following charges vide receipt no. CMDA/PP/RC/0044/2021 dt. 25.03.2021 in the reference 18<sup>th</sup> cited:

i)	Development charges	<b>Rs. 1,90,000/-</b> (Rupees One Lakh and Ninty Thousand only).
ii)	Balance Scrutiny Fee	<b>Rs. 6,000/-</b> (Rupees Six Thousand only).
iii)	I & A Charges	<b>Rs. 44,22,000/-</b> (Rupees Forty Four Lakhs and Twenty Two Thousand only).
iv)	Security Deposit for Building	<b>Rs. 25,33,000/-</b> (Rupees Twenty Five Lakhs and Thirty Three Thousand only).
v)	Security Deposit for Display board	<b>Rs. 10,000/-</b> (Rupees Ten Thousand only).
vi)	MIDC for CMWSSB**	<b>Rs. 24,18,000/-</b> (Rupees Twenty Four Lakhs and Eighteen Thousand only).
vii)	Shelter Fee	<b>Rs. 55,28,000/-</b> (Rupees Fifty Five Lakhs and Twenty Eight Thousand only).
viii)	Flag day Contribution ( <b>by Cash</b> )	<b>Rs. 500/-</b> (Rupees Five Hundred only)





3. Regularisation charges for land and OSR charges remitted at the time earlier approval in the reference 2<sup>nd</sup> cited have been adjusted and not collected for the present proposal and the balance charges along with additional charges only claimed for the area of proposed construction.

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 18<sup>th</sup> 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 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.

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.

**Further the applicant has also furnished Structural Drawings vetted by PWD officials in the reference 16<sup>th</sup> 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 1/3<sup>rd</sup> 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/35 (A to F)/2021, dated 06.07.2021 in Permit No. 13285 are sent herewith. The Planning Permission is valid for the period from 06.07.2021 to 05.07.2026.

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,

*K. S. Srinivasan*  
07.07.2021  
for MEMBER-SECRETARY

*P*  
07/07/2021

**Encl :**

1. Two copies approved plan
2. Two copies of Planning Permission
3. Copy of Govt., letter in the reference 8<sup>th</sup> cited.

**Copy To:**

1. **Tmt. Bhavani Pasupathi,**  
(GPA Holder for M/s. Varanam Foundations)  
802 & 804, TRIUMPH,  
Anna Salai, Nandanam,  
Chennai – 600 035.  
*(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)



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.Muralidharan,**  
Registered Architect – CA/2003/31585,  
**CMDA Regn. RA/GR-1/19/03/088**  
NO. 53A/3, Amaravathy Nagar 3<sup>rd</sup> East Cross Street,  
Arumbakkam, Chennai – 600 106.  
**E-Mail: [srishti.dsign@gmail.com](mailto:srishti.dsign@gmail.com)**
9. **Thiru. A.Yuvaraj,** M.E.(Struct)  
**CMDA Regn. No.SE/GR-1/19/03/037**  
New No.31,Old No. 14,Besant Avenue, Adyar, Chennai – 600 020.  
**E-Mail: [peram@buroengineers.in](mailto:peram@buroengineers.in)**
10. **Thiru. Prof. K.Muthukrishnaiah,**  
**CMDA Regn. No. GTE/19/03/007**  
KM Foundaion Consultants,  
No.4/32, North First Cross Street,  
Kapaleeswarar Nagar, Neelngarai, Chennai – 600 115.  
**E-Mail: [kmuthukrishnaiah@gmail.com](mailto:kmuthukrishnaiah@gmail.com)**
11. Site Supervision Engineer name & Address:  
**Thiru. R.Prabakaran,**  
**CMDA Regn. No. CE/19/04/152**  
No. 802 & 804, Anna Salai, Nandanam, Chennai – 600 035.  
**E-Mail: [prabakar.r@navins.in](mailto:prabakar.r@navins.in)**