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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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Letter No. C3 (N)/0589/2019

Dated: 20.12.2019

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 Building** with Extended Basement Floor + Stilt Floor + 11 Floors (1st Floor to 11th Floor) Residential building with 33 Dwelling units, Old Door No.6, New Door No.11, Millers Road, Kilpauk, Chennai – 600 010. Comprised in old S.No. 117 part, 118 & 119 part, T.S.No. 111, Block No. 5 of Purasaiwalkkam village, within the Limits of Greater Chennai Corporation, applied by **M/s. Rainbow Foundations Ltd (GPA)**, Rep. by Mr. Gajaraj Jain, – Approved - Reg.

- Ref:**
1. PPA received in MSB/2019/000589 dated 29.07.2019.
 2. Earlier PPA received in SBC no. MSB/2017/000053 dated 29.11.2017.
 3. Earlier the proposal was approved by Govt., in Letter (Ms) No. 64 dt. 25.05.2018.
 4. Earlier D.C & other charges demand notice issued in letter no. C3 (N)/16905/2017 dt. 29.09.2018.
 5. The applicant letter received dt. 03.01.2019 along with a copy acknowledgement for DD's for the remittance of D.C & other charges and Bank Gurantee for S.D for building for the earlier proposal in the B.Flle no. C3(N)/16905/2017.
 6. Revised NOC obtained from DF & RS in letter no. C1/4628/2019 & C1/4750/2019, PP. NOC. No. 50/2019 dt. 12.04.2019.
 7. Revised NOC from the Police (Traffic) received in letter no. Tr./License/252/5764/2019 dt. 04.04.2019.
 8. NOC issued by the AAI in NOC ID: CHEN/SOUTH/B/122917/272195 Dt. 29.12.2017.
 9. NOC issued by the IAF in letter no. TAM/5218/1/ATC Dt. 16.01.2018.
 10. Minutes of the 252nd MSB Panel meeting held on 01.08.2019.
 11. This office letter even no dt.13.08.2019.



12. The applicant letter received on 20.08.2019 along with 1st revised plan.
13. This office letter even no addressed to the Govt., dt.30.08.2019.
14. Letter Ms.no. 167 dt. 06.11.2019 received from the Government.
15. This office DC advice letter even No. dt.22.11.2019 for the proposal.
16. Applicant letter received dt.27.11.2019 (Remittance of DC & other charges) and letter received dt. 05.12.2019 (Revised plan along with particulars).

The Planning Permission Application received in the reference 1st cited for the Proposed Construction of **High Rise Building** with Extended Basement Floor + Stilt Floor + 11 Floors (1st Floor to 11th Floor) Residential building with 33 Dwelling units, Old Door No.6, New Door No.11, Millers Road, Kilpauk, Chennai – 600 010. Comprised in old S.No. 117 part, 118 & 119 part, T.S.No. 111, Block No. 5 of Purasaiwalkkam village, within the Limits of Greater Chennai Corporation, applied by **M/s. Rainbow Foundations Ltd (GPA)**, Rep. by Mr. Gajaraj Jain 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 6th to 9th cited above.

2. The applicant has remitted the following charges in the reference 5th & 15th cited:

Sl. No.	Charges	Remittance details	Amount	Receipt No.	Amount
1.	Development charges for Land & Building.	DD. No 009502 dt. 31.10.2018	Rs.1,25,000/- (Rupees One Lakh and Twenty Five Thousand only)	B 0015010 dt.27.11.19	-
2.	Balance Scrutiny fee	DD. No 009503 dt. 31.10.2018	Rs.8,000/- (Rupees Eight Thousand only)		Rs.15,000/- (Rupees Fifteen Thousand only)
3.	Security Deposit for Building	Bank Guarantee No: 6026BGFD00 1519 dated 31.12.2018	Rs.27,75,000/- (Rupees Twenty Seven Lakhs and Seventy Five Thousand only)		Rs.1,60,000/- (Rupees One Lakh and Sixty thousand only)
4.	Security Deposit for Display Board	DD. No 009504 dt. 31.10.2018	Rs.10,000/- (Rupees Ten thousand only)		Rs.10,000/- (Rupees Ten Thousand Only)
5.	IDC payable to MD, CMWSSB	DD.No. 009507 dt. 31.10.2018	Rs. 10,25,000/- (Rupees Ten Lakh and Twenty Five Thousand only)	DD no. 011058 dt. 21.11.2019	Rs.1,40,000/- (Rupees One Lakh and Forty thousand only)
6.	Infrastructure & Amenities Charges	DD. No 009505 dt. 31.10.2018	Rs. 20,10,000/- (Rupees Twenty Lakhs and Ten	B 0015010 dt.27.11.19	Rs.2,80,000/- (Rupees Two Lakh and Eighty Thousand



7.	Shelter Fee	DD. No 009506 dt. 31.10.2018	Thousand only) Rs. 15,10,000/- (Rupees Fifteen Lakhs and Ten Thousand only)		only) Rs.14,95,000/- (Rupees Fourteen Lakh and Ninty Five Thousand only)
8.	Flag Day contribution	Receipt No. 2568447 to 256451 dt. 19.11.2018.	Rs.500/- (Rupees Five Hundred only)	781022 dt. 27.11.2019	Rs.500/- (Rupees Five Hundred only)
9.	Premium FSI Charges	-	-	B 0015010 dt.27.11.19	Rs.87,70,000/- (Rupees Eighty Seven Lakhs and Seventy Thousand only)

3. The applicant has to comply with all the conditions stipulated in the NOCs issued by the Police (Traffic), DF&RS, AAI & IAF. In this regard, the applicant has also furnished an undertaking in the reference 12th & 16th cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS, Police (Traffic), AAI & IAF.

4. 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.

5. 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.

6. 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.

7. 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.

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

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

10. 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.

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



12. 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.

13. Two sets of plan for the proposal is approved and numbered as Planning Permission No. C/PP/MSB/58 (A to D)/2019, dated 20.12.2019 in Permit No. 11999 are sent herewith. The Planning Permission is valid for the period from 20.12.2019 to 19 .12.2024.

14. 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.

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

16. 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,

N. Jeyaraj
20.12.19

for **MEMBER-SECRETARY**

(P)
20/12/19

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. **M/s. Rainbow Foundations Ltd (GPA),**
Rep. by Mr. Gajaraj Jain,
CMDA Developer regd. No. RD/19/03/039 Dt. 01.03.2019
No. 4, Thanikachalam street,
T.Nagar, Chennai-600 017.
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. **Tmt.Reena Nishanthi Lydia P., B.Arch.,**
COA Reg No. CA/2009/46301
CMDA Registered Architect No. RA/Gr.I/19/02/008
Door No. 31/14, 2nd Floor, Cenotaph Road,
1st Street, Alwarpet, Chennai – 600 018.
Mobile No. +91 9962508570; e-mail ID : reenacdcapproval@gmail.com
9. **Thiru.A.Peramaiyan, M.E. (Structures),**
CMDA Registered Structural Engineer No. SE/GR-1/19/03/026
No.162, Madha Koil Street, Thiruvallur Nagar,
Ayanavaram, Chennai – 600 023.
Mobile No. +91 9841547214; e-mail ID : peramsmyth@gmail.com
10. **Thiru.V.Sivasankar,**
CMDA Registered Site Engineer No. RE/DR-III/19/04/045,
No.305, D3- Block, Sriramashankari,
Guduvancheri, Chennai – 603 202.
Mobile No. +91 9841919771.
11. **Dr. S.Chokalingam,**
T.J.Engineers,
CMDA Registered Geo Tech Expert No. GTE/19/03/006,
Plot no. 4, Anna Nagar, 1st street, Velachery, Chennai – 600 042.
Mobile no. 9841255480.
12. **Thiru. K.Satheesh Kannan,**
CMDA Registered Quality Auditor No. QA/19/03/006,
No. T4, Rudra Apartment, Krishnan Street, T.Nagar, Chennai – 600 017.
Mobile No. 9500150123.