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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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Chennai - 600 008

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Letter No. CMDA/PP/MSB/N/0103/2020, Dated: 11.02.2021

To

The Commissioner,

Greater Chennai Corporation,

"Ripon Buildings",

Chennai – 600 003.

Sir,

Sub: CMDA – Area Plans Unit – MSB (North) Division – Planning Permission for the proposed construction of High Rise Residential building consisting Stilt Floor + First Floor (Parking use) + 2nd Floor to 8th Floor + 9th Floor(part) with 54 dwelling units at Old Door Nos.31, 31A, 33 & 92, Present Door No. 60, Shaik Maistry Street, Royapuram, Chennai – 600 013 comprised in C.C.No.640, Old S.Nos.2626 part & 2627 part, Present R.S.No.3060/2, Block No. 46 of Tondiarpet Village, Tondiarpet Taluk, Chennai District, within Greater Chennai Corporation limit, applied by **M/s. PARAMOUNT REALTY**, represented by its Partner Thiru Hussain Asgarali – Approved – Reg.

- Ref :
1. PPA received on 05.02.2020 in CMDA/PP/HRB/N/0103/2020.
 2. Applicant letter dated 17.02.2020 enclosing plans & particulars.
 3. This office letter even no. dated 10.03.2020 addressed to the Tahsildar, Tondiarpet.
 4. Letter received from Tahsildar, Tondiarpet in R.C.No.B2/538/2020, dated 12.03.2020.
 5. This office letter even no. dated 10.03.2020 addressed to GCC.
 6. Letter No. WDC.No.1069/2020, dated 17.08.2020 received from GCC.
 7. This office letter even No. dated 02.09.2020 addressed to the Traffic Police and DF&RS enclosing the plans.
 8. Applicant letter dated 06.10.2020 enclosing road width sketch for Thambu Lane furnished by GCC & undertaking for Premium FSI.
 9. Minutes of the 257th MSB Panel meeting held on 06.10.2020.
 10. This office letter even no. dated 19.10.2020 addressed to the applicant.



11. This office letter even no. dated 19.10.2020 to the Government.
12. Govt. letter (Ms) No. 180 H & UD (UD 1) Dept., dated 08.12.2020.
13. This office DC advice letter even no. dated 28.12.2020 addressed to the applicant.
14. Applicant letter dated 18.01.2021 along with AAI NOC, Undertakings and receipt for DC & Other charges.
15. NOC from AAI issued in NOC ID: CHEN/SOUTH/B/102120/507681, dt.02.11.2020. (Permitted top elevation for this grid is 115 mts AMSL)
16. NOC from Police(Traffic) issued in Letter Rc.No. Tr./License/783/15505/2020, dated 12.01.2021.
17. NOC from DF & RS issued in Letter R.Dis. No. 9998/C1/2020, PP.NOC.No.03/2021, dated 07.01.2021.

The Planning Permission Application for the proposed construction of High Rise Residential building consisting Stilt Floor + First Floor (Parking use) + 2nd Floor to 8th Floor + 9th Floor(part) with 54 dwelling units at Old Door Nos.31, 31A, 33 & 92, Present Door No. 60, Shaik Maistry Street, Royapuram, Chennai – 600 013 comprised in C.C.No.640, Old S.Nos.2626 part & 2627 part, Present R.S.No.3060/2, Block No. 46 of Tondiarpet Village, Tondiarpet Taluk, Chennai District, within Greater Chennai Corporation limit, applied by **M/s. PARAMOUNT REALTY**, represented by its Partner Thiru Hussain Asgarali has been examined and Planning Permission is issued based on the Government approval orders issued in the reference 12th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by other Government Agencies in the references 13th, 15th to 17th cited.

2. The applicant has remitted the following charges in the reference 14th cited vide **CMDA/PP/RC/0003/2021, dated 12.01.2021**. The details of DC & Other charges remitted by the applicant are as follows:

Sl. No.	Charges:	Amount remitted:
i)	Development charges for Land and Building	Rs.1,10,000/- (Rupees One Lakh and Ten Thousand only)
ii)	Security Deposit for Building	Rs.13,40,000/- (Rupees Thirteen Lakhs and Fourty Thousand only)
iii)	Security Deposit for Display board	Rs.10,000/- (Rupees Ten Thousand only)
iv)	IDC for CMWSSB	Rs.12,90,000/- (Rupees Twelve Lakhs and Ninty Thousand only)
vi)	I & A Charges	Rs.20,60,000/- (Rupees Twenty Lakhs and Sixty Thousand only)
vii)	Shelter Fee	Rs.3,91,000/- (Rupees Three Lakhs and Ninety One Thousand only)
viii)	Premium FSI Charges	Rs.89,60,000/- (Rupees Eighty Nine Lakh Seventy Thousand only)
ix)	Flag day Contribution	Rs.500/- (Rupees Five Hundred only)



3. The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS, Police (Traffic) and AAI. In this regard, the applicant has also furnished an undertaking in the reference 14th 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) and AAI.

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 proposed development is approved and numbered as Planning Permission **No. C/PP/MSB/ 06 (A & B)/2021**, dated: **11.02.2021** in **Permit No. 13256** are sent herewith. The Planning Permission is valid for the period from **11.02.2021** to **10.02.2026**.



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,

for **MEMBER-SECRETARY**

12/02/2021
12/02/2024

Encl :

1. Two copies approved plan
2. Two copies of Planning Permission

Copy to:

1. **M/s. PARAMOUNT REALTY**
Represented by its Partner Thiru Hussain Asgarali
4/330-A, Thambu Chetty Street, Parrys, Chennai – 600 001.
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 Tahaer Zoyab**
Registered Architect, CMDA Registered Architect No. RA/GR-I/19/03/086,
46, 4th Main Road, Gandhi Nagar,
Adyar, Chennai – 600 020.
Mobile no: 94453 94898, E.mail.: tahaer@tripleostudio.com
9. **Thiru P.R.Jeyaprakash, B.E., M.I.E,**
Structural Engineer, CMDA Registered Structural Engineer No. SE/GR-I/19/04/042,
BBCL Ashraya Block-C, Flat-2C, Pillayar Koil Street,
Thuraipakkam, Chennai – 600 0097.
Mobile No.: 98409 22092; e-mail ID: s_balas_bala@yahoo.co.in