

**BY RPAD**



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

ThalamuthuNatarajan Building, No.1, Gandhi Irwin Road, Egmore,

Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

e-mail:mscmda@tn.gov.in website:www.cmdachennai.gov.in

**Letter No.C3 (N)/14223/2017, Dated: 03.05.2019**

To

**The Commissioner,**

Greater Chennai Corporation,

"Ripon Buildings",

Chennai – 600 003.

Sir,

Sub: CMDA – Area Plans Unit – MSB (N) Division –Planning Permission Application for the proposed construction of Stilt Floor + 6 Floors Multi storied residential building with 60 dwelling units abutting West Street and Inner Circular Road, K.G Colony, Anna Nagar East, Kilpauk, Chennai-600010, in T.S. No. 81/1 part, Block No.7 of Egmore Village, within the limits of Greater Chennai corporation, submitted by **The Executive Engineer & ADO**, Anna Nagar Division, TNHB – Approved – Reg.

- Ref :
1. PPA received in MSB/2017/000693 dated 03.10.2017
  2. This office letter even no. dated 06.12.2017 addressed to the applicant.
  3. Applicant letter dated 30.01.2018.
  4. NOC issued by the Police (Traffic) in letter Rc. No.Tr./License/1406/30395/2017, dated 08.02.2018.
  5. Minutes of the 240<sup>th</sup> MSB Panel meeting held on 19.04.2018.
  6. This office Letter even No. dated 08.05.2018 addressed to the applicant.
  7. Applicant letter dated 04.06.2018 along with revised plan and particulars.
  8. This office letter even no. dated 28.06.2018 addressed to the Govt. H & UD Dept.
  9. G.O.(Ms) No. 116 H & UD (UD I) Dept., dated 10.08.2018.
  10. Govt. letter (Ms) No. 134 H & UD (UD I) Dept., dated 20.09.2018.
  11. NOC issued by the DF & RS in letter R.Dis.No.2622/C1/2018 – PP.NOC.No.150/2018, dated 16.11.2018.
  12. This office DC advice letter even No. dated 03.12.2018 addressed to the applicant.
  13. This office Letter even No. dated 27.12.2018 along with Demand Draft No.529652, dt. 20.12.2018 addressed to the MD, CMWSSB.
  14. Applicant letter dated 21.12.2018 along with DC remittance receipt.

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15. This office Letter even No. dated 18.01.2019 addressed to the applicant.
16. Applicant letter dated 30.01.2019 along with PLR Extract & Undertaking.
17. Applicant letter dated 13.02.2019 along with Gift deed for OSR area.
18. Gift Deed for OSR area of 378.75 Sq.m. gifted vide Doc. No.684/2019, dated 20.03.2019 and taken over vide TDR/OSR/4548/2019, dated 29.04.2019.
19. This office letter even No. dated 06.05.2019 addressed to the applicant.
20. Applicant letter dated 21.05.2019 enclosing 2nd Revised Plan and Structural Design vetted by Anna University.
21. Applicant letter dated 28.05.2019 along with undertaking for accepting conditions in the NOC's issued by the DF&RS and Police(Traffic) Department.

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The Planning Permission Application received in the reference 1<sup>st</sup> cited for the proposed construction of Stilt Floor + 6 Floors Multi storied residential building with 60 dwelling units abutting West Street and Inner Circular Road, K.G Colony, Anna Nagar East, Kilpauk, Chennai-600010, in T.S. No. 81/1 part, Block No.7 of Egmore Village, within the limits of Greater Chennai corporation has been examined and Planning Permission is issued based on the G.O. issued in the reference 9<sup>th</sup> cited and Government approval letter issued in the reference 10<sup>th</sup> cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed in the NOC issued by the DF & RS Police(Traffic) in the references 4<sup>th</sup> & 11<sup>th</sup> cited.

2. The applicant has remitted the DC & Other charges in receipt No. **B008707, dt. 21.12.2018** and Flag Day contribution vide receipt No. 2568818 to 2568822, dt. 21.12.2018:

Sl. No	Description	Amount remitted
1	<b>Development charge</b> for land and building under Sec.59 of the T&CP Act, 1971	<b>Rs.2,25,000/-</b> (Rupees Two Lakhs and Twenty Five Thousand only)
ii)	Balance <b>Scrutiny Fee</b>	<b>Rs.25,000/-</b> (Rupees Twenty Five Thousands only)
iii)	<b>Infrastructure &amp; Amenities Charges</b>	<b>Rs.37,70,000/-</b> (Rupees Thirty Seven Lakhs and Seventy Thousand only)
iv)	<b>Shelter Fee</b> (75% of I&A)	<b>Rs. 28,30,000/-</b> (Rupees Twenty Eight Lakhs and Thirty Thousands only)
v)	<b>Flag day Contribution (by Cash)</b>	<b>Rs.500/-</b> (Rupees Five Hundred only)

3. The applicant has remitted **Rs.Rs.19,10,000/-** (Rupees Nineteen Lakh and ten thousand only) towards **MIDC charges** vide Demand Draft No.529652, dt:20.12.2018 drawn from the Union Bank, Anna Nagar Branch in favour of the Managing Director, CMWSSB and the same has been sent vide reference 13<sup>th</sup> cited.



4. The applicant has gifted an extent of 378.75 Sq.m of land towards OSR area vide Document No.684/2019 dated 20.03.2019 in favour of CMDA and taken over by CMDA in the reference 18<sup>th</sup> cited.

5. The applicant has also furnished an undertaking in the reference 16<sup>th</sup> & 21<sup>st</sup> cited to abide by the terms and conditions put forth by CMDA, DF & RS and Police(Traffic) in the references 4<sup>th</sup>, 11<sup>th</sup> and 12<sup>th</sup> cited.

6. 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 DR and enforcement action will be taken against such development.

7. 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 / License Surveyor / 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.

8. 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.

**9. As per G.O.Ms.No.152, H&UD (UDI) Department dated 23.08.2017, installation of the Solar Photo Voltaic Panel system shall be mandatory and the same shall be provided with minimum 1/3<sup>rd</sup> of the total terrace area by the applicant.**

10. The applicant must obtain all the mandatory NOC's/clearances from the appropriate authorities for the development, and also to comply with the conditions in the NOC'S/Clearances.

11. The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS and Police (Traffic) in the references 4<sup>th</sup> & 11<sup>th</sup> cited.

**12. 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/28 (A to D)/2019, dated 03--.06.2019 in Permit No. 11969 are sent herewith. The Planning Permission is valid for the period from 03--.06.2019 to 02--.06.2024.

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

15. This approval is not final. The applicant has to commence the project only after obtaining necessary Building Permit under the Local Body Act and must provide temporary Lightning Arrestor while commencing the construction.

Yours faithfully,

o/c for **PRINCIPAL SECRETARY/  
MEMBER-SECRETARY**  
31-05-2019  
03/06/19  
03/06/19

**Encl :**

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

**Copy To:**

1. **The Executive Engineer & ADO,**  
Anna Nagar Division, TNHB,  
Thirumangalam, Chennai -101.

1/16/19

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. **K.AMUTHA.M.Arch.**, (CA/2005/35191),  
Principal Architect., Amuthasurabhi Architects  
#.3B,3<sup>rd</sup> Floor,No.53,Mandira Apartments,  
North Boag Road, T.Nagar,Chennai – 600 017.  
Mobile No. +91-9445494444, e-mail ID : [amutha@amuthasurabhi.in](mailto:amutha@amuthasurabhi.in)
9. **P.K.CHANDRAN,B.E.,M.E.,(Struct)**  
Structural Engineer, Class-I License No.1997  
No.15/7, NallannaMudali Street,  
Royapettah,Chennai – 600 014.  
Mobile No. 9884365281, e-mail ID : [vigneshchandran@yahoo.com](mailto:vigneshchandran@yahoo.com)
10. **The Executive Engineer & ADO,**  
Site Engineer  
Anna Nagar Division, TNHB,  
Thirumangalam, Chennai -101.

