



**BY REGISTERED POST WITH ACK.DUE**

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Letter No.C3 (N)/18596/2017, Dated: 22.10.2018

To

**The Commissioner,**

Greater Chennai Corporation,  
"Ripon Buildings",  
Chennai – 600 003.

Sir,

Sub: CMDA – Area Plans Unit – MSB (North) Division – Planning Permission for regularisation of the existing Basement Floor +Ground Floor + Service floor + 1<sup>st</sup> floor to 9<sup>th</sup> floor Hotel Building at Door No.48/2, 49/1, 49/2 & 50, Harris Road, Egmore, Chennai-600008, comprises in R.S.No.1389/2, 3, 5, 6, 7, 8, 9 and 1391/1, Block No.47 of Egmore Village, Nungambakkam Taluk, within the limits of Greater Chennai Corporation applied by **M/s Express Construction Company** – Approved - Reg.

- Ref:
1. Planning Permission Application received on 28.12.2017 in MSBN/2017/000105.
  2. Previous Planning Permission was issued in PP No. C/PP/MSE & IT/25 A to E/2005 in letter no. C3/29020/2004, dated 02.07.2005.
  3. Earlier Regularisation Planning Permission Application was refused in Lr.No.C3/1314/2011,Dt:30.9.2011.
  4. Applicant's Appeal to the Govt. H & UD Dept. in letter dated 16.12.2011.
  5. G.O(3D) No.8, H& UD (UD-V) Dept. dated 17.3.2015.
  6. NOC issued by the DF&RS in letter K.Dis No..2855/C1/2018,Dt:15.6.2018.
  7. AAI NOC issued in letter no. CHEN/SOUTH/B/100615/168481, dt.27.02.2016.
  8. Fresh Police (Traffic) NOC for the revised proposal issued in letter Rc.No.Tr./License/185/4025/2018, dated 14.06.2018;
  9. This office DC advice letter even no dt. 29.08.2018 addressed to



the applicant.

10. The applicant letter received dt. 07.09.2018 along with receipt for remittance of charges along with undertakings.

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The Planning permission for the regularisation of the existing Basement Floor +Ground Floor + Service floor + 1<sup>st</sup> floor to 9<sup>th</sup> floor Hotel Building at Door No.48/2, 49/1, 49/2 & 50, Harris Road, Egmore, Chennai-600008, comprises in R.S.No.1389/2, 3, 5, 6, 7, 8, 9 and 1391/1, Block No.47 of Egmore Village, Nungambakkam Taluk, within the limits of Greater Chennai Corporation issued based on the G.O. in the reference 5<sup>th</sup> cited subject to the following:

1. Parking spaces in basement floor are to be used for parking of Two Wheelers with suitable Entry/Exit ramp satisfying the Development Regulation provisions.
2. Due to the excess height of the service floor it is decided that necessary undertaking shall be furnished to the effect that (i) service floor will not be put into any other use by the appellant (ii) if his condition is found to be violated in future, shall abide by the enforcement action taken by the competent authority
3. Premium FSI for the excess area shall be allowed as per the norms after exempting the Basement Floor and Service Floor as non FSI area.
4. Appellant shall provide open Transformer Yard, Transformer room 6.0mx4.0mx 2.75m, 4 Nos of meter room of minimum size of 2.4mx2.4m, provision for Physically Challenged persons and other defects indicated in the refusal letter C3/1314/2011 dated 30.09.2011 are to be complied with.
5. Taking in to consideration that the building has already been completed structurally to the substantial extent, the Govt. has decided to condone the violations i.e. DR No. 28(7) relating to the height of basement floor roof above ground level , DR No. 2(34) Annexure XVIII(11) relating to the service floor height, DR No. 28(6) Annexure XVII relating to corridor width and 28(2) G relating to setbacks and car parking lots to the extent required under rule 28(4) by regularising the sub-division with disclaimer to residuary plot, if any, of Development Regulations of Second Master Plan for Chennai Metropolitan Area 2026 subject to obtaining and producing fresh NOC from DFRS and all other NOCs, stability certificates etc , applicable for MSB proposal.
6. The building does not fall in the reconstituted land. It is decided that necessary undertaking shall be furnished that the reconstituted land shall not be parted away with the site under reference in future.
7. To rearrange the parking lots with proper entry/exit ramp with prescribed gradient satisfying Development Regulation and with regard to shortage in car parking, the



appellant shall provided mechanical multi level car parking within the site without affecting the drive way and turning radius.

and the usual conditions put-forth by CMDA including compliance of conditions listed in the NOCs issued by DF & RS, CMWSSB and AAI, Police(Traffic) in the references 6<sup>th</sup> to 8<sup>th</sup> and 9<sup>th</sup> cited.

2. The applicant has remitted the DC & Other applicable charges vide receipt no. B 008034 dated 03.09.2018 :

Sl. No.	Description of charges	Total Amount for this revised proposal	Remitted already in earlier approved file No.C3(N)/29020/2004	Balance Amount paid now
1	Development charge for land and building under Sec.59 of the T&CP Act, 1971	<b>Rs.2,50,000/-</b> (Rupees Two Lakhs and Fifty Thousands only)	(i) <b>Rs.1,65,000/-</b> (Rupees One Lakh and Sixty Five Thousand only) Receipt No.4117,Dt:06.6.2005	<b>Rs.85,000/-</b> ✓ (Rupees Eighty five Thousand only)
ii)	Balance Scrutiny Fee	-	-	<b>Rs.12,000/-</b> ✓ (Rupees Twelve Thousand only) (after adjusting the scrutiny fee already paid for this proposal)
iii)	Regularisation charge for land	<b>Rs.1,55,000/-</b> (Rupees One Lakh and Fifty Five Thousand only)	-	<b>Rs.1,55,000/-</b> ✓ (Rupees One lakh and Fifty five Thousand only)
iv)	OSR Charges	<b>Not applicable</b>		<b>Not applicable</b> ✓
v)	Security Deposit (For Building)	<b>Rs.29,20,000/-</b> (Rupees Twenty nine lakhs and Twenty Thousand only)	-	<b>Rs.29,20,000/-</b> ✓ (Rupees Twenty nine lakhs and Twenty Thousand only)
vi)	Security Deposit for Display Board	<b>Rs. 10,000/-</b> (Rupees Ten thousand only)	-	<b>Rs. 10,000/-</b> ✓ (Rupees Ten thousand only)
vii)	MIDC for CMWSSB	<b>Rs. 10,80,000/-</b> (Rupees Ten Lakhs and Eighty Thousand only)	(i) <b>Rs.3,40,000/-</b> (Rupees Three Lakhs and Forty Thousand only) Receipt No. 258 dt.02.07.2015	<b>Rs.7,40,000/-</b> ✓ (Rupees Seven lakhs and Forty thousand only) vide DD No. 152821, dt. 01.09.2018 drawn from Jammu & Kashmir Bank, Infantry Road, Bangalore.

Bank, Infantry Road,  
Bangalore.



Sl. No.	Description of charges	Total Amount for this revised proposal	Remitted already in earlier approved file No.C3(N)/29020/2004	Balance Amount paid now
viii)	Infrastructure & Amenities Charges (Commercial)	<b>Rs.37,45,000/-</b> (Rupees Thirty seven lakhs and Forty five thousand only)	<b>NIL</b>	<b>Rs.37,45,000/-</b> (Rupees Thirty seven lakhs and Forty five thousand only)
ix)	Shelter Fee (75% of I&A)	<b>Rs.28,10,000/-</b> (Rupees Twenty eight lakhs Ten thousands only)	<b>NIL</b>	<b>Rs.28,10,000/-</b> (Rupees Twenty eight lakhs Ten thousands only)
x)	Flag day Contribution by Cash	-	-	<b>Rs.500/-</b> (Rupees Five Hundred only)

3. The applicant has also furnished an undertaking in the reference 10<sup>th</sup> cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth AAI, DF & RS and Police (Traffic). The applicant has also furnished an undertaking that the reconstituted land shall not be parted away with the site under reference in future.

4. The Planning Permission holder 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.

5. The Applicant 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.

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 / 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.

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. 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.**

**9. The applicant shall provide temporary Lightning arrester during the Construction of the building.**

**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 NOC issued by the AAI, DF&RS and Police (Traffic).**



13. 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 earlier Planning Permission issued in the reference 2<sup>nd</sup> cited is hereby stands cancelled since revised proposal is hereby approved.

15. Two sets of plan for the proposal is approved and numbered as Planning Permission No. C/PP/MSB/ 42 A to E/2018, dated .10.2018 in Permit No. 11931 are sent herewith. The Planning Permission is valid for the period from .10.2018 to .10.2023.

16. This approval is not final. The applicant has to commence the project only after obtaining necessary Building Permit.

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

Yours faithfully,

for **PRINCIPAL SECRETARY/  
MEMBER-SECRETARY**

**Encl :**

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

Copy to:

1. **M/s Express Construction company,**

No.81, Benson Town,  
Bengaluru- 500 046.

*(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 (C)  
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. C.SELVARAJAN** **(By speed post)**  
**Reg.** Architect No.218,  
No.24,Old No.1,Sivasailam Street,  
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9. **Thiru. S.NAVEEN., M.E.(Structures),** **(By speed post)**  
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11. **M.SHYAM KUMAR.BE**  
**Site Engineer**  
Plot No.183,8<sup>th</sup> Street  
Sithalappakkam, Chennai 600 126.  
9940047244  
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12. ~~**Thiru. C.SELVARAJAN**~~  
~~**Reg.** Architect No.218,~~  
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~~T.Nagar,~~



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