



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Letter No. C3(N)/19019/2016, dated .04.2017

To
The Secretary to Government
Housing and Urban Development Department
Secretariat
Chennai 600 009.

Sir,

Sub: CMDA – APU – MSB (North) Division – Planning Permission Application for the proposed construction of Multi-storied Group Development building consisting of 2 Blocks commercial cum residential use, at Block No. 1 - G.Floor + 1st Floor + 2nd Floor (Commercial use) + Service Floor and 3rd Floor to 12th Floor (Residential use with 60 dwelling units) and Block (Amenity Block) No. 2 - Stilt Floor + 4Floors (Stilt + 1st & 2nd Floor for Puzzle Parking up to 8.40 m height accommodating 17 Nos of car parking and Gym & Multipurpose Hall at 3rd & 4th Floor) at rear side. In survey No. 219/ 2A, 2B1B & 24 of Kattupakkam Village, Poonamallee High road, Chennai, within the limits of Poonamallee Panchayat union - Applied by **M/S. Pooja Foundation Pvt Ltd (Rep. by its Director B. Budhmal Bohra) & Others, (GPA Holder)** - Proposal placed before the MSB Panel - Recommended and forwarded to Government for Approval –Reg.

1. Ref: 1. PPA received in MSB/2016/000849 dated 20.12.2016.
2. This office letter even no dt. 27.01.2017 addressed to police (traffic) & dt. 16.02.2017 addressed to DF&RS and CMWSSB.
3. Your letter received dt. 09.03.2017.
4. This office letter even no dt. 10.03.2017 addressed to police (traffic), DF&RS and CMWSSB.
5. Minutes of the 235th MSB Panel Meeting held on 30.03.2017.

M/S. Pooja Foundation Pvt Ltd (Rep. by its Director B. Budhmal Bohra) & Others, (GPA Holder) have applied for Planning Permission Application for the proposed construction of Multi-storied Group Development building consisting of 2 Blocks commercial cum residential use, at Block No. 1 - G.Floor + 1st Floor + 2nd Floor (Commercial use) + Service Floor and 3rd Floor to 12th Floor (Residential use with 60 dwelling units) and Block (Amenity Block) No. 2 - Stilt Floor + 4Floors (Stilt + 1st & 2nd



Floor for Puzzle Parking up to 8.40 m height accommodating 17 Nos of car parking and Gym & Multipurpose Hall at 3rd & 4th Floor) at rear side. In survey No. 219/ 2A, 2B1B & 24 of Kattupakkam Village, Poonamallee High road, Chennai, within the limits of Poonamallee Panchayat union.

2. The proposal was examined and placed before the 235th MSB Panel Meeting held on 30.03.2017 (*Agenda and the Minutes of the MSB Panel meeting are enclosed*).

The panel noted that a High tension tower line is present in the front portion of the site. Normally 7.2m wide space is insisted for driveway for maintenance vehicle. However, in this site, the Panel has earlier recommended after specifically discussing the issue, without insisting exclusive driveway of 7.2m. The applicant has given the minimum required front setback from the edge of the tower line. The member representing the TANGEDCO informed that the head clearance available below the tower line is sufficient enough for the movements of vehicles from the road to the building. Member representing DF&RS informed that they will inspect the site and give specific remarks from the angle of safety. The panel decided to forward the proposal to the Government recommending for approval subject to the following conditions;

- (i) Revised Plan rectifying the drafting corrections and particulars in the **Annexure** to the agenda to be obtained before issuing DC demand letter.
- (ii) The applicant has to furnish an undertaking to avail Premium FSI before forwarding the proposal to Govt. as agreed by him during the panel meeting.
- (iii) NOCs from Traffic (Police) to be furnished before issue of PP.
- (iv) NOCs from AAI and IAF are to be obtained before issue of PP.
- (v) Specific remarks from TANGEDCO has to be obtained with reference to horizontal clearance required between the proposed building and existing HT Line available at site after causing inspection of the site by TANGEDCO officials before issue of DC advice.
- (vi) Specific remarks to be obtained from the DF&RS on the access to the Snorkel from the road and any hazardous to the occupants due to the proximity of the H.T.Tower line existing in the site before issue of DC advice.
- (vii) Structural design vetted by the PWD to be obtained before issue of PP.

As per the minutes the Member representing DF&RS informed that they will inspect the site and give specific remarks from the angle of safety. Hence this has also to be complied before issue of P.P

4. As per the above minutes the conditions in sl no (iii), (iv) & (vii) are to be complied by the applicant before issue of PP, the conditions in sl no (i), (v) & (vi) are to be complied before issue of D.C and the condition in sl no (ii) is to be complied before forwarding the proposal to Govt. *↑ demand letter*
The applicant has agreed for remitting PFSI charges.

5. In view of the above, the Planning Permission Application along with the CMDA's original file bearing No.C3(N)/¹³⁰¹³~~4063~~/2016 is forwarded to the Government, with a request to approve the recommendations of the MSB Panel, subject to the above conditions.

Yours faithfully,

OC
SSS
11/04/17
11-4-17
11/4/17
2/2
Member Secretary.

Encl.:

1. Original file No.C3/19019/2016 with Current file Page No.1 to No. 1 to *61*. & Note file Page *104/10*
2. Agenda & Minutes of the 235th MSB Panel meeting held on 30.03.2017 *11/4/17*



Annexure

1. The proposal FSI, Corridor width, Height of G. Floor above G.L, Meter room, Car & TW Parking and Provisions for P.H are not made as per D.R. requirements.
2. The proposal requires special sanction of CMDA hence the applicant has to furnish Topo plan up to 500 m radius showing the surrounding developments & Google Image map demarking the proposed site duly signed by the applicant & architect to be furnished.
3. The proposed 5 nos of PH car parking are undersized.
4. Overall site measurement shown in the FMB & in the plan not tallies and in the FMB boundary measurements are not clear.
5. Site plan as per FMB & Site to be shown properly excess land to be differentiated by hatching and setbacks to be shown from the linear site boundary & it is from perpendicular to site boundary.
6. In stilt floor entry/exist to the puzzle parking to be shown properly.
7. Existing H.T. Line alignment as per the site conditions to be marked in the FMB duly signed by the revenue official not below the rank of deputy tahsildar to be furnished. Accordingly the H.T.Line to be shown in the site plan.
8. Existing L.T.Line to be shifted in this regard a letter obtained from TNEB to be furnished stating that the L.T Line will be shifted.
9. Setbacks to be shown properly in the Site plan. Also to be Tallied with APPAS Drawing and Distance between blocks also to be shown properly.
10. Detail drawing for sump for sullage, Fire & RWH to be shown.
11. Location of STP in the site plan & detail drawing as per NOC obtained from CMWSSB to be furnished.
12. In the key plan proposed site u/r access from 2 roads to be shown properly.
13. In the site plan abutting road name to be mentioned and another road on south also to be shown with name and width of the both as per site to be shown.
14. Fire escape stair to be specified in all floor plans as per APPAS drawing.
15. Letter box room size to be shown as per APPAS drawing.
16. Authenticated Brochure copy obtained from the consultant duly signed by the Applicant, Architect & Structural engineer to be furnished for Puzzle parking proposed at Stilt + 2 Floors in the amenity block.
17. 3rd floor roof projection above to be shown and 4th floor roof projection above to be indicsted & low terrace area at 4th floor plan also to be shown.
18. Low terrace area at 5th floor & in typical floor are to be shown properly.
19. Cut out to be revised as open terrace area at 5th floor.
20. Door entry proposed to open terrace area at 11th & 12th floor are to be closed.
21. Double roof height portion and lower floor below are specified properly in respective floor plans properly.

22. OTS/DUCT is to be specified properly and cross section along the ramp to be furnished.
23. Sub title to be corrected as Elevation on which side.
24. Fire escape ramp to be specified in all floor plans.
25. OHT for Fire water, sullage water & Rain water purposes are also to be shown.
26. Enclosed wall shown around stilt floor to be removed.
27. Total height to be shown for Amenity block in elevation & cross section.
28. NOC from Traffic Police is not received.
29. NOCs from DF&RS, IAF & AAI are to be obtained.
30. Title & Area statement needs revision.
31. Plan incorporating DFS conditions.
32. Willingness letter to pay equivalent land cost is TO BE furnished since reservation of OSR is not made.
33. Notarized undertaking for the Compliance of the conditions laid down by the MAWS department in G.O. (MS) No. 97. DT: 07.07.2015 for the proposed swimming pool and condition to be incorporated in the plan. NOC from Executive authority to be obtained before issue of completion certificate.
34. Notarised undertaking abiding & acceptance of NOC obtained from the various Govt. agencies to be furnished.
35. The Member representing DF&RS informed during the MSB panel meeting that they will inspect the site and give specific remarks from the angle of safety. Hence this has also to be complied before issue of P.P.

