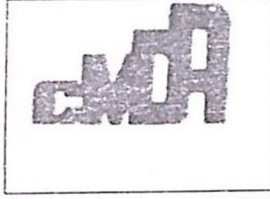




BY REGISTERED POST WITH ACK.DUE



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, Web site: www.cmdachennai.gov.in

Letter No.C3(N)/19796/2018, Dated: .05.2020

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 **Multi-Storied building development** with Stilt Floor + 13 Floors (ie.1st Floor to 13th Floor) with **468 E.W.S Dwelling units** at Satyamoorthy Nagar Main Road & Debar Nagar 10th Street, Perambur, Chennai – 39, comprised in S.No.721, 730/9, 10 & 11, Block No. 35, Perambur village, Purasaiwakkam - PeramburTaluk, Within the limits of Chennai corporation, applied by **The Executive Engineer, Division – III, Vyasarpadi, Tamil Nadu Slum Clearance Board, Chepauk, Chennai 600 039 – Approved – Reg.**

- Ref :
1. PPA received in MSB/2018/000272 dated 31.10.2018. ✓
 2. This office letter even no addressed to the applicant dt. 17.12.2018. ✓
 3. Traffic NOC Letter no Rc. No. Tr./License/1380/30209/2018 dt. 28.12.2018. ✓
 4. This office letter even no addressed to the applicant dt.11.01.2019
 5. NOC received from DF & RS in letter no. C1/20389/2018, PP. NOC. No.11/2019 dt. 30.01.2019. ✓
 6. Minutes of 248th MSB Panel meeting held on 28.02.2019. ✓
 7. This office letter even no. dt. 15.03.2019 addressed to the Govt., ✓
 8. Letter (Ms) No.98 dt. 28.06.2019 received from the Govt., ✓
 9. This office D.C & other charges demand letter even no addressed to the applicant dt.16.07.2019. ✓
 10. Your letter received 24.10.2019. ✓
 11. This office letter even no addressed to the applicant dt.05.11.2019
 12. The applicant letter received on 05.11.2019.
 13. NOC obtained from AAI in NOCID No. CHEN/SOUTH/B/060119/402235 dt. 03.06.2019. ✓
 14. NOC obtained from IAF in letter no. TAM/5218/1/ATC (PC-31/19) Dt.27.05.2019. ✓
 15. This office letter even no addressed to the applicant dt.12.11.2019 ✓



16. The applicant letter received on 19.11.2019.
17. This office letter even no addressed to the applicant dt.18.12.2019.
18. The applicant letter received on 06.01.2020.
19. This office letter even no addressed to the applicant dt.22.01.2020.
20. The applicant letter received on 05.02.2020 & 26.05.2020.

The Planning Permission Application for the proposed construction of **Multi-Storied building development** with Stilt Floor + 13 Floors (ie.1st Floor to 13th Floor) with **468 E.W.S Dwelling units** at Satyamoorthy Nagar Main Road & Debar Nagar 10th Street, Perambur, Chennai – 39, comprised in S.No.721, 730/9, 10 & 11, Block No. 35, Perambur village, Purasaiwakkam - PeramburTaluk, Within the limits of Chennai, applied by **The Executive Engineer**, Division – III, Vyasarpadi, Tamil Nadu Slum Clearance Board, Chepauk, Chennai 600 039 has been examined and Planning Permission is issued based on the Govt. letter in the reference 8th cited and the usual conditions put-forth by CMDA including compliance of conditions listed in the NOCs issued by DF & RS, Police(Traffic), AAI & IAF letter in the references 3th,5th,13th & 14th cited.

2. This Planning Permission is issued based on the undertaking furnished by the TNSCB stating that, the existing Block no. 82 will be demolished before the completion of the project.

3. The applicant has remitted the DC & Other charges vide receipt No. **B0014531**, dt.23.10.2019 and Flag Day contribution in receipt No. **649889** dated 04.11.2019:

i)	Development charges	Rs. 3,40,000 /- (Rupees Three Lakhs and Forty Thousand only)
ii)	Balance Scrutiny Fee	Rs. 31,000/- (Rupees Thirty One Thousand only)
iii)	Flag day Contribution	Rs.500/- (Rupees Five Hundred only)

4. The applicant also furnished Demand Draft for a sum of **Rs. 32,45,000/-** (Rupees Thirty Two Lakhs and Forty Five Thousand only) vide **DD no. 572315** dt. **04.11.2019** drawn from ICICI Bank, Chennai main Branch in favour of **Managing Director, CMWSSB** towards **Infra Structure Development Charges**.



5. The applicant has also furnished an undertaking in the reference 16th cited to abide by the terms and conditions put forth by CMDA and accepting the conditions put forth in the NOCs/Clearances issued by DF & RS, Police(Traffic) and AAI & IAF.

6. 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.

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 1/3rd of the total terrace area by the applicant.

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

11. 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.

12. The applicant has to comply with all the conditions stipulated in the NOC issued by the DF & RS, Police (Traffic), AAI & IAF.

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. Two sets of plan for the proposal is approved and numbered as **Planning Permission No. C/PP/MSB/19 (A to F)/2020**, dated. **.06.2020** in **Permit No.13221** are sent herewith. The Planning Permission is valid for the period from **.06.2020** to **.06.2025**.

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

16. The Commissioner, GreaterChennai Corporationis requested to take necessary further action for issue of Building Permit under the Local Body Act.

o/c

Yours faithfully,

[Handwritten signature]
3/6/2020

for **MEMBER-SECRETARY**

Encl:

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

[Handwritten signature]
2/6/20

[Handwritten signature]
02.06.2020

[Handwritten signature]
02/06/2020

Copy to:

1. **The Executive Engineer**, Division – III, Vyasarpadi, Tamil Nadu Slum Clearance Board, Chepauk, Chennai 600 039.
(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 (N) CMDA, Chennai-8 *(with one set of approved plans)* → *[Handwritten signature]*
15/6/2020
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.
5. The Chief Engineer, TNEB, Chennai-2.
6. M.MANJU,B.Arch.,M.S.
Registered Architect No: CA/2003/32227
Metaphor ArchitectsPvt.Ltd.
No.02/PC6,2nd Floor, Mogappair West Main Road,
Mogappair West, Chennai-600 037,
Mobile No: 8056272607; email ID: manju.metaphor@gmail.com
7. Thiru.A.P.SENTHIL KUMAR.ME.,(Struct)
Structural Engineer,Class-I, Reg.No.1525
No.13/5, Jai nagar,6thStreet
Arumbakkam,Chennai- 600 106,
9884213565, senthilstructural@hotmail.com