

C3 (N) (MSB)



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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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Letter No. CMDA/PP/MSB/N/081/2019

Dated: 8 .12.2020

To

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

Sir,

Sub: CMDA – Area Plans Unit – MSB (North) Division – Planning Permission Application for the revised proposal for construction of **Block- A & B** : Stilt floor + 11 floors – High Rise Residential Building with 95 Dwelling units and Gym, Association room & Indoor Games Room in 1st floor; **Block - C** : Stilt floor + 11 floors – High Rise Residential Building with 33 Dwelling units (**Totally 128 Dwelling units**) by availing **Premium FSI** at Arignar Anna Road, Avvai Nagar 1st, 2nd & 3rd Street and Vyasar Nagar 2nd & 5th Street Perambur, Chennai-600 039, comprised in T.S.No.495/1 & 496/42, Block No.26 of **Perambur Village**, within Greater Chennai Corporation limits, applied by **M/s. Lifestyle Housing and Infrastructure (GPA Holder for M/S Binny Limited)** Represented by its Partner Thiru. Priyank Pincha – Approved – Reg.

- Ref: 1. Planning Permission Application received in SBC No. CMDA/PP/MSB/N/0081/ 2019 dt.19.03.2019.
2. Earlier Planning Permission issued in Planning Permission No. C/PP/MSB/10 (A to H)/2019, Permit No. 11951 in Letter No. C3(N)/13970/2017 dt.13.03.2019 valid till 12.03.2024.
3. AAI NOC ID: CHEN/SOUTH/B/12291/272194, dt.29.12.2017 (Permitted Height: 91.57m).
4. IAF NOC Letter No. TAM/5218/1/ATC, dt.16.01.2018.
5. Agenda & Minutes of 249th MSB Panel meeting held on 28.03.2019.
6. This office letter even No. dated 11.04.2019.
7. Applicant letter dt.16.05.2019 enclosing revised plans.
8. This office letter even No. dt.06.06.2019 addressed to the Government.
9. Government Letter No. 12304/ந.வ-1/2019-1, H&UD Department, dt.27.06.2019.
10. This office letter even No. dt.03.07.2019.

19/12/2020





11. Traffic Police NOC Letter Rc. No. Tr./License/463/ 13272/2019 dt.07.06.2019.
12. Applicant letter dt.04.07.2019 enclosing NOCs & particulars.
13. DF&RS NOC Letter R.Dis. No. 6493/C1/2019, PP.NOC. No. 80/2019, dt.02.07.2019
14. Government Letter (Ms) No. 117, H&UD Department dt.07.08.2019.
15. This office letter even No. dt.18.09.2019 addressed to the Sub-Registrar, Purasawalkkam SRO.
16. The Sub-Registrar, Purasawalkkam Sub Registrar Office Letter No. 46/2020 dt.29.01.2020.
17. Applicant letter dt.05.06.2020 enclosing Environmental Clearance.
18. Environmental Clearance Letter No. SEIAA-TN/F.No. 7032/EC/8(a)/703/ 2020 dt.20.03.2020.
19. This office DC draft letter even No. dt.14.08.2020 addressed to the applicant.
20. Applicant letter dt.15.10.2020 enclosing Undertaking deeds and particulars.
21. Applicant letter dt.11.11.2020 enclosing Utilised TDR Certificate.
22. This office Supplementary DC advice to the applicant in letter even No. dt:17.11.2020 for Premium FSI charge after DRC adjustment.
23. Applicant letter dt.18.11.2020 enclosing DC & other charges cash receipts.

The Planning Permission Application for the revised proposal for construction n of **Block A & B** : Stilt floor + 11 floors – High Rise Residential Building with 95 Dwelling units and Gym, Association room & Indoor Games Room in 1st floor; **Block – C** : Stilt floor + 11 floors – High Rise Residential Building with 33 Dwelling units (**Totally 128 Dwelling units**) by availing **Premium FSI** at Arignar Anna Road, Avvai Nagar 1st , 2nd & 3rd Street and Viysar Nagar 2nd & 5th Street Perambur, Chennai-600 039, comprised in T.S.No.495/1 & 496/42, Block No.26 of **Perambur Village**, Greater Chennai Corporation, Chennai applied by **M/s. Lifestyle Housing and Infrastructure (GPA Holder for M/S Binny Limited)** Represented by its Partner Thiru. Priyank Pincha has been examined and Planning Permission is issued based on the Government approval orders issued in the reference 14th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by other Government Agencies in the references 3rd , 4th ,11th ,13th , 17th & 18th cited above.

2. The applicant has remitted the following charges in the reference 23rd cited vide **Receipt No. B0017886, dt. 18.11.2020** except Security Deposit for Building. The details of DC & Other charges remitted by the applicant are as follows:



Sl. No.	Charges:	Amount remitted:
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.80,000/- (Rupees eighty thousand only)
ii)	Balance Scrutiny Fee	Rs.76,451/- (Rupees Seventy six thousand and Four hundred and fifty one only)
iii)	Regularisation charge for land	Nil
iv)	OSR charges	Nil
vi)	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten Thousand Only)
vii)	IDC payable to MD, CMWSSB	Rs.9,65,000/- (Rupees Nine lakh and sixty five thousand only)
viii)	Infrastructure & Amenities Charges	Rs.28,00,000/- (Rupees Twenty eight lakh only)
ix)	Shelter Fee	Rs.12,75,000/- (Rupees Twelve lakh and seventy five thousand only)
x)	Premium FSI charges	Rs. 1,75,85,000/- (Rupees One crore and seventy five lakh and eighty five thousand only)
xi)	Flag Day Contribution (by Cash)	Rs.500/- (Rupees Five hundred only)

* The applicant has furnished Bank Guarantee in **B.G. No. 103BG07202770001** dt.03.10.2020 issued by M/s. Yes Bank, Ambattur, Chennai for a sum of **Rs.10,95,000/-** (Rupees Ten lakh and ninety five thousand only) towards Security Deposit for Building valid upto 02.10.2025.

** The Premium FSI charges has been adjusted on request of the applicant in the reference 21st cited enclosing the DRC certificate No. 86/2019 dt.09.07.2019. The Premium FSI area of 1385.13 Sq.m. has been adjusted from the total achieved Premium FSI area of 2907.90 Sq.m. and collected Premium FSI charge for 1522.76 Sq.m only.

3. The applicant has to comply with all the conditions stipulated in the NOCs issued by the AAI, IAF, Police (Traffic), DF&RS and EIA Clearance. In this regard, the applicant has also furnished an undertaking in the reference 20th cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by AAI, IAF, Police (Traffic), DF&RS and EIA Clearance.

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. Earlier Planning Permission issued in Planning Permission No. C/PP/MSB/10 (A to H)/2019, Permit No. 11951 in Letter No. C3(N)/13970/2017 dt.13.03.2019 is hereby cancelled and two sets of plan for the revised proposal is approved and numbered as Planning Permission No. C/PP/MSB/ 41 (A to F)/2020, dated 9.12.2020 in Permit No. 13243 are sent herewith. The Planning Permission is valid for the period from 8.12.2020 to 7.12.2025.

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,

2/10
o/c for **MEMBER-SECRETARY**
15.12.2020
05/12/2020
07/12/2020



Encl :

1. Two copies approved plan
2. Two copies of Planning Permission
3. Copy of Govt., letter in the reference 14th cited.

Copy to:

1. **M/s. Lifestyle Housing and Infrastructure (GPA Holder for M/S Binny Limited),**
Represented by its Partner Thiru. Priyank Pincha.
Old no. 2,3 & 4 New no. 7 Halls Road, 2nd floor,
Egmore, Chennai-600008.
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 P.REENA NISHNTH LYDIA, B.Arch.,**
Registered Architect, Council of Arch.
Reg. No. CA/2009/46301,
Corporation of Chennai,
CMDA Registered Architect No. RA/GR-I/19/02/008, Dt:18.02.2019,
Regd.Arch.No.549/2009, D.No.31/14, II Floor, Cenotaph Road I Street,
Alwarpet, Chennai – 600 018.
Mobile no: 9962508570, reenaedcraapproval@gmail.com
9. **Er. P.Raman, B.E., (Civil), M.E (Struct)., M.I.E,**
Structural Engineer, Licesed Surveyor No. 1633 Class – I,
CMDA Registered Structural Engineer No. SE/GR-I/19/02/006,
Dt:27.02.2019,
SS Maniyan's Apartment, No.5/13, Thambiah Road Extn.,
West Mambalam, Chennai – 600 033.
Mobile No. +91 9840202004., raman str@yahoo.co.in

14/12/2020