

204

BY REGISTERED POST WITH ACK-DUE

	<p><b>CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY</b> Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008 Phone : 28414855 Fax: 91-044-28548416 E-mail: <a href="mailto:mscmda@tn.gov.in">mscmda@tn.gov.in</a> Web site: <a href="http://www.cmdachennai.gov.in">www.cmdachennai.gov.in</a></p>
---	--

Letter No. C3(S)/69/2019

Dated: 05.09.2020

To  
**The Commissioner,**  
Greater Chennai Corporation,  
Chennai – 600 003.

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission for the proposed construction of High Rise Building consisting of Extended Double Basement floor + Stilt floor + 1<sup>st</sup> floor to 11<sup>th</sup> floor with 33 dwelling units Residential purpose and Swimming pool in Ground level at New door No.95, 97, 97/1, Old door No.46,47/1, 47/2, G.N. Chetty Road, T.Nagar, Chennai 600 017, bearing T.S.No. 4910, 7065/1, 2, 3 & 8578, Block No.114 of T.Nagar village applied by **M/s. Life Style Housing and Infrastructure & Thiru. Ajay Kumar Gulecha** (For self & GPA) - Approved and forwarded to local body for issue of building license - Regarding.

- Ref:
1. Planning Permission Application received in the APU No. MSB/069/2019, dated 14.03.2019.
  2. Minutes of the 249<sup>th</sup> MSB Panel meeting held on 28.03.2019..
  3. NOC from AAI in letter No. CHEN/SOUTH/B/032919/384909, dated 01.04.2019.
  4. NOC from IAF in letter No.TAM/5218/1/ATC(Pc-18/19), dated 04.04.2019.
  5. NOC from DF&RS in letter No. R.Dis No. 5828/ C1/2019, PP.NOC No.83/2019, dated 03.07.2019.
  6. NOC from Police (Traffic) in letter Rc.No.Tr/License /504/14856/2019, dated 14.08.2019.
  7. This office letter even No., dated 20.08.2019 addressed to the Government.
  8. This office letter even No., dated 27.08.2019 addressed to the Government.
  9. Govt. letter (Ms) No. 177, H&UD dept, dated 12.11.2019.
  10. This office letter even No. dated 20.11.2019 to the SRO, T.Nagar.
  11. The SRO, T.Nagar Na.Ka.no.672/2019, dated 25.11.2019.
  12. This office letter even (DC advice) No., dated 06.12.2019, 13.12.2019 & 03.06.2020.

13. The applicant letter dated 04.08.2020 (undertakings) and 02.09.2020
14. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and the Government letter No. TNRERA/261/2017, dated 09.08.2017.
15. G.O. (Ms) No.135, dated 21.07.2017.
16. G.O. (Ms) No.85, H&UD (UD4(3)) Dept., dated 16.05.2017
17. G.O. (Ms) No.147, H&UD (UD1) Dept., dated 26.10.2018.

\* \* \*

The Planning Permission Application for the proposed construction of High Rise Building consisting of Extended Double Basement floor + Stilt floor + 1<sup>st</sup> floor to 11<sup>th</sup> floor with 33 dwelling units Residential purpose and Swimming pool in Ground level at New door No.95, 97, 97/1, Old door No.46,47/1, 47/2, G.N. Chetty Road, T.Nagar, Chennai 600 017, bearing T.S.No. 4910, 7065/1, 2, 3 & 8578, Block No.114 of T.Nagar village has been examined and Planning Permission is issued based on the Government approval accorded in the reference 9<sup>th</sup> cited subject to the usual conditions put forth by CMDA in reference 12<sup>th</sup> cited, including compliance of conditions imposed by the Government agencies in the reference 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup> & 6<sup>th</sup> cited.

2. The applicant has remitted the following charges vide Receipt No. B0016864, dated 04.08.2020

Sl. No.	Charges	Amount to be remitted	Receipt No. & dated
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	<b>Rs.1,60,000/-</b> (Rupees One Lakhs and Sixty Thousand only)	Receipt No. B0016864, dated 04.08.2020
ii)	Balance Scrutiny Fee	<b>Rs.10,000/-</b> (Rupees Ten Thousand Only)	
iii)	Regularisation charge for land	<b>Rs.1,80,000/-</b> (Rupees One Lakh and Eighty Thousand only)	Bank Guarantee furnished
v)	Security Deposit For Building	<b>Rs.21,20,000/-</b> (Rupees Twenty One Lakhs and Twenty Thousand only)	
vi)	Security Deposit for Display Board	<b>Rs.10,000/-</b> (Rupees Ten Thousand only)	Receipt No. B0016864, dated 04.08.2020
viii)	IDC payable to MD, CMWSSB	<b>Rs. 18,35,000/-</b> (Rupees Eighteen Lakhs and Thirty five Thousand Only)	
ix)	Infrastructure & Amenities Charges	<b>Rs.27,70,000/-</b> (Rupees Twenty seven Lakhs and Seventy Thousand only)	
x)	Shelter Fee	<b>Rs. 86,40,000/-</b> (Rupees Eighty Six Lakhs and Forty Thousand only)	

3. The applicant has furnished the Bank Guarantee for Rs. 21,20,000/-(Rupees Twenty One lakhs and Twenty Thousand only) vide BG No. 103BG07202160001, dated 03.08.2020

1391

validity up to 02.08.2025 from YES Bank Ltd., YES bank Tower, IFC-2, 15th Floor, Senapatibapat Marg, Elphinstone (W), Mumbai 400 013 & Yes Bank Ltd, No.3, Dass India Towers, Second Line Beach, Parrings, Chennai – 600 001 towards security deposit for building.

4. The Applicant has also furnished an undertakings in the reference 13<sup>th</sup> cited to abide by the terms and conditions put forth by Police (Traffic), DF&RS, AAI & IAF and the conditions imposed by CMDA in the reference 12<sup>th</sup> cited.

5. 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.

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 for the purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 10 (ten) 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 Tamil Nadu Combined Development Building Rule 2019 and enforcement action will be taken against such development.

7. The Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority. The Town & Country Planning Act 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 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 the continued structural stability of the buildings. In this regard, applicant along with the Architect and Structural Engineer and Construction Engineer has furnished necessary undertakings for Structural Design Sufficiency as well as for supervision in the prescribed formats.

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 considers only the aspect 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. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent authority.

9. Applicant has to erect temporary lightning arrester during the entire construction phase of the project.

10. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority.

11. 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 at least 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.

**12. The applicant shall reserve 1/3<sup>rd</sup> open Terrace Area for erection of Solar Photo Voltaic Panel and the same has to be ensured before issue of Completion Certificate**

**13. 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.**

**14. The partial refund of security deposit will not be considered for issuance of partial Completion certificate.**

**15. 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.**

16. The conditions stipulated in TNCD&BR – 2019 for swimming pool has to be complied before issue of completion certificate.

17. Two sets of approved plans numbered as C/PP/MSB/27(A to G)/2020, dated 05.09.2020 in Planning Permit No.13229 are sent herewith. The Planning Permit is valid for the period from 05.09.2020 to 04.09.2025.

18. This approval is not final. The applicant has to approach the Commissioner, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

Yours faithfully,

Encl: 1) Two sets of approved plans  
2) Two copies of Planning Permit

for

For MEMBER-SECRETARY

Copy to:

1.	<b>M/s. Life Style Housing and Infrastructure &amp; Thiru. Ajay Kumar Gulecha</b> (For self & GPA), rep by Thiru. Priyanak Pincha, No.7, 2 <sup>nd</sup> floor, Halls Road, Egmore, Chennai – 600 008.	
2.	<b>The Deputy Planner,</b> Enforcement Cell (South), CMDA, Chennai-600 008.	(With one set of approved plans)
3.	<b>The Director of Fire &amp; Rescue Service</b> No.1, Greams Road, Chennai-600 006.	(With one set of approved plans)
4.	<b>The Additional Commissioner of Police (Traffic), Greater Chennai,</b> Vepery, Chennai-600 007.	
5.	<b>The Chief Engineer, CMWSSB,</b> No.1 Pumping Station Road, Chintadripet, Chennai-600 002.	(With one set of approved plans)
6.	<b>The Chief Engineer,</b> TNEB, Chennai-600 002.	
7.	<b>The Commissioner of Income Tax</b> No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-600 034.	
8.	<b>Tmt. Reena Nishanthi Lydia. P,</b> Architect RA/Gr-I/19/02/008, No.31/14, 2 <sup>nd</sup> Floor, Cenotaph Road I Street, Alwarpet, Chennai - 600 018.	<b>BY SPEED POST</b>
9.	<b>Thiru.A.Purusothaman,</b> Structural Engineer, SE/Gr-I/19/03/036, New No.31(old No.14), Besent Avenue, Adayar, Chennai – 600 020	<b>BY SPEED POST</b>
10.	<b>Thiru. S.Ayyanar,</b> Site Engineer, CE/2020/08/818, Old No.150, New No.108, MGR Nagar, Soranjeri, Thiruvallur, 600 072	<b>BY SPEED POST</b>