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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

E-mail: mcmda@tn.gov.in Web site: www.cmdachennai.gov.in

Letter No C3(S)/10066/2017

Dated 07.05.2019

To

The Commissioner,

Greater Chennai Corporation,

Ripon Building,

Chennai – 600 003.

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission Application for the Proposed construction of Multistoreyed Residential cum Commercial building consisting of Ground floor (Office & Shop) + 1st floor to 6th Floors Residential purpose with 30 dwelling units at Door No. 14 & 15, Sringeri Mutt Road & Kamarajar Salai, Raja Annamalai Puram, Chennai – 600 028, bearing RS.No. 3959/15, 16, 17, 18, Block No. 87 of Mylapore Village applied by **Tvl. Pattabiraman (For self & POA) & 7 others** – Approved and forwarded to Local Body for issue of Building License – Reg.

- Ref:
1. Planning Permission Application received in APU No. MSB/ 469/ 2017, dated.12.07.2017.
 2. DF&RS NOC received in R.DisNo.14542/C1/2017, PP. NOC. No. 93/2017, dated 22.11.2017.
 3. Minutes of the 243th MSB Panel meeting held on 18.09.2018.
 4. NOC from Traffic (Police) in letter Rc. No. Tr/License/905 /20525/2017, dated 06.11.2017.
 5. Applicant letter dated 10.09.2018 with revised plan.
 6. This office letter even No. dated 03.10.2018 addressed to the Government.
 7. Govt. letter (Ms) No. 163, H&UD dept, dated 29.11.2018
 8. This office(DC advice) letter even No. dated 19.12.2018
 9. Applicant letter dated 23.01.2019 & 09.04.2019 with undertakings & 25.04.2019
 10. This office letter (Reclassification) No.R2/11120/18-1 & Tamil Nadu Government Gazette notification dated 17.04.2019 Part VI-Section 1.
 11. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and The Government letter No. TNRERA/261/2017, dated 09.08.2017.
 12. G.O. (Ms) No.85, H&UD (UD4(3)) Dept., dated 16.05.2017.

The Planning Permission Application received in the reference 1st cited for the Proposed construction of Multistoreyed Residential cum Commercial building consisting of Ground floor (Office & Shop) + 1st floor to 6th Floors Residential purpose with 30 dwelling units at Door No. 14 & 15, Sringeri Mutt Road & Kamarajar Salai, Raja Annamalai Puram, Chennai – 600 028, bearing RS.No. 3959/15, 16, 17, 18, Block No. 87 of Mylapore Village has been examined and Planning Permission is issued based on the Government approval accorded in the reference 7th cited subject to the usual condition put forth by CMDA in the reference 8th cited including compliance of conditions imposed by the Government agencies in the references 2nd & 4th cited.

2. The applicant in his letter dated 23.01.2019 remitted the following charges in receipt No.B008809, dated 10.01.2019.

Sl.No	Charges/Fees/Deposits	Total Amount
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.60,000/- (Rupees Sixty Thousand Only)
ii)	Balance Scrutiny fee	Rs.5,000/- (Rupees Five Thousand only)
iii)	Security Deposit for Building	Rs.12,70,000/-(Rupees Twelve Lakhs and Seventy Thousand only)
iv)	Security Deposit for Display Board	Rs.10,000/-(Rupees Ten Thousand only)
vi)	Infrastructure & Amenities charges	Rs.10,25,000/- (Rupees Ten Lakhs and Twenty Five Thousand only)

3. The applicant has also furnished a Demand Draft for a sum of **Rs.3,70,000/-**(Rupees Three Lakhs and Seventy Thousand only) vide Bankers Cheque bearing No.061664, dated 09.01.2019 drawn at Bank of Barada, R.K.Nagar, Chennai 600 028 in favour of the Managing Director, CMWSSB towards Infrastructure Development Charge.

4. The applicant has furnished an undertaking in letter dated 09.04.2019 to abide by the terms and conditions put forth by CMDA and undertaking deed accepting the conditions put forth by Police (Traffic) & DF&RS.

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.

6. 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 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

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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 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 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. As per G.O.Ms. No. 17 H & UD (UD-4(3) Department dated 05.02.2016, 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 project 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, as per the Government orders in the reference 11th cited.

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

12. Applicant has to obtain building permit from the local body concerned. Temporary lightning arrestor must be erected before commencement of the construction and maintained properly during the entire construction period and regular lightning arrestor is erected.

13. Two sets of approved plans are numbered as **C/PP/MSB/17 A to B/2019, dated 07.05.2019 in Planning Permit No. 11958** are sent herewith. The Planning Permit is valid for the period from **07.05.2019 to 06.05.2024**.

14. 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,

For **PRINCIPAL SECRETARY/
MEMBER-SECRETARY**

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

Copy to:

1.	Tvl.Pattabiraman (POA) & 7 others, C/o Vasan, Old No.15, New No.31, 1 st Cross Street, Dr.Radhakrishnan Nagar, Thiruvanmiyur, Chennai-600 014.	
2.	The Deputy Planner, Enforcement Cell (South), CMDA, Chennai-600 008.	(With one set of approved plans)
3.	The Director of Fire & Rescue Service Greams Road, Chennai-600 006.	(With one set of approved plans)
4.	The Chief Engineer, CMWSSB, No.1 Pumping Station Road, Chintadripet, Chennai-600 002.	(With one set of approved plans)
5.	The Additional Deputy Commissioner of Police (Traffic), Vepery, Chennai-600 007.	
6.	The Chief Engineer, TNEB, Chennai-600 002.	
7.	Thiru. C.Subba Rao, Architect RA – 333/97, COA REG CA/82/6834, Block 11, Gr.floor, No.1, Ramakrishna Street, T. Nagar, Chennai – 600 017.	(By speed post)
8.	Thiru. R.Jeyakumar, Structural Engineer I Class License Surveyor No: 1989 Follow Institutions Of Valuers No: F – 10563, No.30, Greams Lane, Thousand Lights, Chennai - 600 006.	(By speed post)
9.	Thiru. Nawas Mohamed, Site Engineer 4/50, 7 th Cross street, Shenoy Nagar, Chennai – 600 030.	(By speed post)