

**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

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

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Letter No.C3(S)/10416/2018

Dated: 21 .08.2019

To

The Commissioner,
Greater Chennai Corporation,
Ripon Building,
Chennai – 600 003.

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission Application for the Revised and additional Construction of Multistoried Commercial Building (Office building) with Double Basement floor + Ground floor +1st Floor to 8th floor at old Door No.24, New Door No.90, South Boag Road and Venkatanarayana Road, T.Nagar, Chennai bearing Old S.No.**136/1, 137/2** T.S.No.**6740**, Block No.143 of Thiyagaraya Nagar Village within the limits of Greater Chennai Corporation applied by **M/s. V. Ramakrishna Charitable Trust** represented by Thiru. V.L. Indra Dutt & Mrs. Kavitha Dutt - Approved and forwarded to local body for issue of building license - Regarding.

- Ref:
1. Planning Permission Application received in the APU No. MSB/295/2018, dated 19.06.2018
 2. Earlier planning permission vide letter No.BC1/7271/11 dated 27.05.2013 in Planning Permission No. B/SPL BLDG/161/A/F/2013 Permit No. 7938.
 3. Renewal of Planning Permission No. B/SPL BLDG/169/A to F/2016 Permit No. 11007 vide letter No.EC/C-II/6943/2016 dated 17.08.2016 valid from 27.05.2016 to 26.05.2019.
 4. Minutes of the 243rd MSB panel meeting held on 18.09.2018.
 5. This office letter even No. dated 11.10.2018 addressed to applicant.



6. NOC from DF&RS in Letter R. Dis. No.14701/C1/2018 PP.NOC.No.134/2018 dated 12.10.2018
7. This office letter Even No. dated 27.11.2018 addressed to the Government.
8. Government Letter (Ms) No. 20, H&UD (UD1) Department, dated 05.02.2019.
9. NOC from Police(Traffic) in letter Rc.No.Tr.license /409/ 11362/ 2019 dated 01.07.2019.
10. This office letter (DC advice) even No. dated 18.02.2019
11. Applicant letter dated 02.05.2019 (DC remittance) .
12. Applicant letter dated 03.06.2019 with structural design vetted by PWD.
13. Applicant letter dated 16.07.2019 with earlier approved plan,Final Letter & Permit.
14. Undertaking furnished in Rs.20/- stamp paper conditions put forth by Police (Traffic) & DF&RS.
15. G.O.(Ms) No. 85, H&UD (UD4(3)) Department dated 16.05.2017
16. G.O.(Ms) No. 135, H&UD (SC1-2) Department, dated 21.07.2017.
17. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and The Government letter No. TNRERA /261/2017, dated 09.08.2017

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The Planning Permission Application for the Revised and additional Construction of Multistoried Commercial Building (Office building) with Double Basement floor + Ground floor +1st Floor to 8th floor at old Door No.24, New Door No.90, South Boag Road and Venkatanarayana Road, T.Nagar, Chennai bearing Old S.No.136/1, 137/2 T.S.No.6740, Block No.143 of Thiyagaraya Nagar Village within the limits of Greater Chennai Corporation applied by M/s. V. Ramakrishna Charitable Trust represented by Thiru. V.L. Indra Dutt & Mrs. Kavitha Dutt has been examined and Planning Permission issued based on the Government approval accorded in the reference 8th cited subject to the usual conditions put forth by CMDA in reference 10th cited, including compliance of conditions imposed by the Government agencies in the reference 6th , 9th ,15th , 16th & 17th cited .



2. Earlier CMDA issued planning permission in the reference 2nd cited for the construction of Double Basement Floor + Ground floor + 3 floors Auditorium cum Office use Commercial building at Old Door No. vide letter No.BC1/7271/11 dated 27.05.2013 in Planning Permission No. B/SPL BLDG/161/A/F/2013 Permit No. 7938. and in the reference 3rd cited Renewal of Planning Permission No. B/SPL BLDG/169/A to F/2016 Permit No. 11007 vide letter No.EC/C-II/6943/2016 dated 17.08.2016 valid from 27.05.2016 to 26.05.2019.

3. The applicant in the reference 11th cited has remitted the following charges vide receipt No.B0011179 dated 30.04.2019 after adjustment of earlier remitted charges in Planning Permission in the reference 2nd cited.

Sl. No	Description of the charges	Total amount	Earlier Remitted Amount in receipt No. 005171, dated 07.02.2013 in File No.BC1/7271/2011	Balance Amount
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.2,60,000/- (Rupees Two Lakhs and Sixty Thousand Only)	Rs.1,60,000/-	Rs.1,00,000/- (Rupees One Lakh only)
ii)	Balance Scrutiny fee	-	-	Rs.20,000/-(Rupees Twenty Thousand Only)
iii)	Security Deposit for Building	Rs.36,00,000/- (Rupees Thirty six Lakhs only)	Rs.3,40,000/-	Rs.32,60,000/- (Rupees Thirty two Lakhs and sixty thousand Only)
iv)	Security Deposit for Display Board			Rs.10,000/- (Rupees Ten Thousand Only)
v)	Infrastructure & Amenities charges	Rs.42,50,000/- (Rupees Forty two Lakhs and Fifty thousand only)	Rs.13,00,000/-	Rs.29,50,000/- (Rupees Twenty nine Lakhs and Fifty Thousand only)
vi)	Shelter Fee	-	-	Rs.22,13,000/- (Rupees Twenty two Lakhs and thirteen thousand Only)
vii)	IDC charges for CMWSSB	-	-	Rs.9,05,000/- (Rupees Nine Lakhs and Five thousand only)

The applicant has furnished the demand draft No.854607 dated 21.02.2019 in favour of The Managing director, CMWSSB for an amount of **Rs.9,05,000/-**(Rupees Nine Lakhs and Five thousand only) towards IDC charges for CMWSSB.

With respect to the Shelter Fee the applicant has remitted the amount of Rs.22,13,000/- (Rupees Twenty two Lakhs and thirteen thousand Only) towards Shelter fee in Receipt No. B0011179 dated 30.04.2019. **However the applicant has filed the Writ petition Nos.8690 and 8697 of 2019 in the Hon'ble High Court of Judicature at Madras, which is still pending in the Hon'ble High Court.**

4. The Applicant has also furnished an undertaking to abide by the terms and conditions put forth by Police (Traffic) & DF&RS conditions imposed by CMDA in the reference 14th cited.

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. 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 plan and violation of Development Regulations and enforcement action will be taken against such development.

6. 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.

7. 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.

8. 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.

9. 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.

10. As per the transitory provisions (Rule No.73) of TNCD&BR 2019, the Planning Permission Application was processed under Development Regulations of Second Master Plan.

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

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



13. Earlier planning permission issued in reference 2nd cited stands cancelled and Two sets of approved plans numbered as **C/PP/MSB/38 (A to J)/2019; dated 21 .08.2019** and **Planning Permit No. 11979** are sent herewith. The Planning Permit is valid for the period from **21 .08.2019 to 20 .08.2024**.

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,

o/c

For **MEMBER-SECRETARY**

[Handwritten signatures and dates]
21/8/19 21/8/19 21/8/19

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

Copy to:

1. **V. Ramakrishna Charitable Trust, V.L.Indra Dutt & Mrs.Kavitha Dutt**
Ramakrishna Buildings,
No.2, Dr.V.P.V.Cherien Crescent Road,
Egmore, Chennai 600 008.
2. **The Deputy Planner,**
Enforcement Cell (South), CMDA,
Chennai-600 008. (With one set of approved plans)
22/08/2019
3. **The Director of Fire & Rescue Service** (With one set of approved plans)
No.1, Greams Road, Chennai-600 006.
4. **The Additional Commissioner of Police (Traffic), Greater Chennai,**
Vepery, Chennai-600 007.
5. **The Chief Engineer, CMWSSB,**
No.1 Pumping Station Road, Chintadripet,
Chennai-600 002.
6. **The Chief Engineer,**
TNEB, Chennai-600 002.



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7. **The Commissioner of Income Tax**

No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai-600 034.

8. **A.PAVITHRA SRIPRAKASH,**

Shilpa Architects
No.L 20, VSI Estate, Phase II
Thiruvanmiyur Chennai – 600 041.
studio@shilpaarchitects.com.

BY SPEED POST

9. **S.NAGESH, M.A.Sc., M.I.E**

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BY SPEED POST

10. **Thiru.S.NAGARAJAN**

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BY SPEED POST

