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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

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Letter No C3(S)/1155/2016

Dated: .12.2016

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

Sir,

Sub:	CMDA – Area Plans Unit - MSB (South) Division – Planning Permission for the construction of construction of Basement floor+ Stilt floor +10 Floors (BF + Stilt floor part + 2 upper floors meant for parking) Electrical and Electronics Multi-storeyed Building with the proposed activity of manufacturing Electrical and Electronic components and assembly at Plot No. SP-22, Thiru-Vi-Ka Industrial Estate, Guindy, Chennai- 600 032 comprised in T.S.No. 25, Block No.5 of Alandur village, Chennai applied by M/s. Kochar Homes (P) Limited – Approved and forwarded to Local Body for issue of Building License – Reg.	
Ref	1.	Planning Permission Application received in APU No. MSB/2016/000065 dt.22.01.2016.
	2.	Minutes of 231 st MSB Panel meeting held on 08.02.2016.
	3.	Applicant letter dated 10.02.2016, 15.02.2016.
	4.	This office letter even no. dated 19.02.2016 addressed to the applicant.
	5.	SIDCO NOC in letter R.C. No. 0008/A/2016 dated 10.02.2016.
	6.	Government letter (Ms) No. 56 H & UD (UD I) Dept.,dated 29.02.2016
	7.	Police (Traffic) NOC in Letter No. Rc.No. Tr./License/85/2696/2016 dated 03.03.2016.
	8.	This office letter even no. dated 31.03.2016 addressed to the applicant.
	9.	Applicant letters dated 04.05.2016.
	10.	AAI NOC Letter No. CHEN/SOUTH/B/032316/123484 dated 09.05.2016
	11.	DF & RS NOC Letter No. R.Dis. No. 3092/C1/2016, PP. NOC. No. 34/2016 dated 06.05.2016.
	12.	This office DC advice in letter even no. dated 28.06.2016 addressed to the applicant.
	13.	Applicant letter dated 13.06.2016, 24.06.2016 & 14.07.2016.
	14.	This office letter even no. dated 15.07.2016 addressed to the M.D., CMWSSB.
	15.	IAF NOC in Letter No. Air HQ/S-17726/4/ATS (Ty.BM-MMD VIII) dated 28.07.2016.
	16.	Memorandum of Agreement for Upper Floor Parking Area registered in Doc. No. 4201/2016 dated 31.08.2016.

The Planning Permission Application received in the reference 1st cited for the proposed construction of ~~construction of~~ Basement floor+ Stilt floor +10 Floors (BF + Stilt floor + 2 upper floors meant for parking) Electrical and Electronics Multi-storeyed Building with the proposed activity of

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manufacturing Electrical and Electronic components and assembly at Plot No. SP-22, Thiru-Vi-Ka Industrial Estate, Guindy, Chennai- 600 032 comprised in T.S.No. 25, Block No.5 of Alandur village, Chennai from **M/s. Kochar Homes (P) Limited** has been examined and Planning Permission issued based on the Government approval accorded in the reference 6th cited subject to the usual conditions put forth by CMDA including compliance of conditions imposed by the Government agencies in the references 5th, 7th, 10th, 11th, and 15th cited.

2. The applicant in the reference 13th cited has remitted the following charges with applicable interest:

Sl. No	Charges	Receipt No. & Date	Amount
1.	Development Charges	B.001679 dated 08.07.2016	Rs.4,50,000/- (Rupees Four lakh and fifty thousand only)
2.	Balance Scrutiny fee		Rs.10,000/- (Rupees Ten thousand only)
3.	Security Deposit for Building		Rs.48,50,000/- (Rupees Twenty eight lakh and seventy thousand only)
4.	Security Deposit for Display Board		Rs.10,000/- (Rupees Ten thousand only)
5.	I&A Charges		Rs.51,00,000/- (Rupees Fifty one lakh only)

3. The applicant has also remitted Rs. 14,75,000/- (Rupees Fourteen lakh and Seventy Five thousand only) towards Infrastructure Development Charge for Metro Water Department vide DD No. 461560 dated 08.07.2016 drawn from Indusind Bank, T. Nagar Branch, Chennai-17 and the same has been sent to MD., CMWSSB vide in the reference 14th cited. The applicant also remitted Flag Day Fund of Rs. 500/- (Rupees Five hundred only) in receipt no. 185049, dated 08.07.2016

4. The applicant has furnished an undertaking to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS, Traffic Police and CMWSSB in letter dated 14.07.2016 in the reference 13th 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 hermetically 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. 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.

6. 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 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 in the reference 27th cited.

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

8. 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.

9. Applicant should adhere to the conditions stipulated in the Memorandum of Agreement executed with CMDA for upper parking in registered Doc. 4201/2016 dated 31.08.2016 as per DR No. 28.4 (a) Annexure-XXV-A submitted to CMDA in the reference 19th cited and also adhere the following specific conditions:

The applicant shall execute sale deed and construction agreement including the following specific conditions:

"If upper parking floors designated in the sanctioned plan is put into habitable use at any point of time, then the owner/subsequent buyers will hand over the violated upper parking floor area to CMDA free of cost".

10. Applicant shall not commence construction without obtaining 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.

11. Two sets of approved plans numbered as **C/ PP/ MSB/80 (A to K)/2016 dated 28.12.2016** in **Planning Permit No. 11126** are sent herewith. The Planning Permit is valid for the period from **28.12.2016** to **27.12.2019**.

12. 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 **MEMBER-SECRETARY**

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

Copy to:

1. **M/s. Kochar Homes (P) Limited,**
No.24/12, Raghavaiah Road
T.Nagar, Chennai -17.
2. **The Deputy Planner,** (With one set of approved plans)
Enforcement Cell (South), CMDA,
Chennai-600 008.
3. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road, Nungambakkam,
Chennai-600 034.
4. **The Director of Fire & Rescue Service** (With one set of approved plans)
Greams Road, Chennai-600 006.
5. **The Chief Engineer, CMWSSB,**
No.1 Pumping Station Road,
Chintadripet, Chennai-600 002.
6. **The Additional Deputy Commissioner of
Police (Traffic),**
Vepery, Chennai-600 007.
7. **The Chief Engineer,**
TNEB, Chennai-600 002.
8. **Thiru.Ramamurthy Gopalakrishnan AIIA**
Registered Architect CA.No. 94/17292
No.32/2, "HAMSA" Ground Floor
Ranga Rao Road, Shankarapuram
Bangalore – 560 004.
9. **Thiru Arun Karanth.N.**
Class-I Licensed Surveyor No. 1853,
Flat No.A7, Paramount, *Pilatus Apartment, Arkere,*
No.503, *Bannerghatta road,*
Bangalore – *5600 76.*
10. **Thiru.R. Geethamani**
Site Engineer
Plot No.882, Ramasamy Salai,
K.K.Nagar, Chennai -78.

