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**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

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**Letter No. C3(S)/11703/2017**

**Dated: 27.01.2020**

To

**The Commissioner,**  
Kattankolathur Panchayat Union,  
Kattankolathur – 603 202,  
Kancheepuram District.

Sir,


Sub: CMDA – APU – MSB (South) Division – Planning Permission Application for the Proposed construction for Combined Triple Basement Floor (Parking) with **Block A:** Ground Floor + 3 Floors – Restaurant and **Block B:** Ground Floor (Part) / Stilt Floor (Part) (parking) + 3 Floors + Service Floor + 4<sup>th</sup> Floor to 9<sup>th</sup> Floor for Restaurant, Bar, Banquet hall, GYM, Swimming Pool & Hotel rooms & **Service Block :** Basement Floor + Ground Floor + 2 Floors at GST Road, Madura Otteri, Vandalur, Chennai – 600 119 comprised in Survey No.205/1B8, 1C2, 205/2B, 3A2,3C of **Vandalur Village, Kattankolathur Panchayat Union,** Chengalpet Taluk, Kanchipuram District applied by **M/s. P.Rajendran & 4 Others-** Approved and forwarded to local body for issue of building license - Regarding.

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- Ref:
1. Planning Permission Application received in the APU No. MSB/554/2017, dated 09.08.2017.
  2. NOC from AAI in letter No. CHEN/SOUTH/B/020217/196075 Dt. 02.02.2017.
  3. NOC received from Superintendent of Police, Kanchipuram in Rc.No.G2/499/1/242/2016 dated 03.09.2016.
  4. Minutes of the Special Sanction Committee meeting held on 07.11.2016





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5. NOC from DF&RS in R.Dis No. 20226/C1/2016, PP.NOC.No.114/2016 dated 22.12.2016 for the earlier proposal.
  6. Amendment to NOC from DF&RS in R.Dis No. 1136/C1/2017, dated 20.04.2017.
  7. NOC from IAF in letter No. TC/14758/2/ATC (PC-551) dated 07.06.2017.
  8. Applicant letter dated 13.10.2017
  9. Agenda & Minutes of the 242<sup>nd</sup> MSB panel meeting held on 04.07.2018.
  10. Applicant letter dated 18.09.2018 & 22.10.2018
  11. NOC from Forest Department in C.No.TS4/6741/2018 dated 03.12.2018
  12. Applicant letter dated 03.01.2019 with revised plan.
  13. This office letter even No. dated 08.06.2018 addressed to government
  14. Government letter (Ms) No. 104, H&UD dept, dated 12.07.2019
  15. SRO, Guduvancheri letter received in letter No.261/2016 dated 16.08.2019.
  16. This office DC advice letter even No. dated 13.09.2019.
  17. The TNRDC letter received in TNRDC/ORR/198/2019 dated 15.10.2019.
  18. Inundation point of view from PWD in letter DB/T5(3)/F-I-Vandalur 011329 2017/2017/M dated 17.10.2019.
  19. NOC from Police, Kanchipuram District in letter C.No.G2/28529/2019 dated 11.11.2019.
  20. Applicant letter dated 20.12.2019 with remittance of DC & other charges.
  21. Undertaking in Rs.20/- stamp paper to abide by the terms and conditions of Government agencies.
  22. NOC from DF&RS in letter R.Dis.No.15893/C1/2019, PP.NOC.No.162/2019 dated 24.12.2019.
  23. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and The Government letter No. TNRERA/261/2017, dated 09.08.2017.
  24. G.O (Ms) No.135, dated 21.07.2017 (shelter Fee)
  25. G.O (Ms) No.85, H&UD (UD4(3)) Dept., dated 16.05.2017.



The Planning Permission Application for the Proposed construction for Combined Triple Basement Floor (Parking) with **Block A:** Ground Floor + 3 Floors – Restaurant and **Block B:** Ground Floor (Part) / Stilt Floor (Part) (parking) + 3 Floors + Service Floor + 4<sup>th</sup> Floor to 9<sup>th</sup> Floor for Restaurant, Bar, Banquet hall, GYM, Swimming Pool & Hotel rooms & **Service Block :** Basement Floor + Ground Floor + 2 Floors at GST Road, Madura Otteri, Vandalur, Chennai – 600 119 comprised in Survey No.205/1B8, 1C2, 205/2B, 3A2,3C of **Vandalur Village, Kattankolathur Panchayat Union,** Chengalpet Taluk, Kanchipuram District applied by **M/s. P.Rajendran & 4 Others** has been examined and Planning Permission is issued based on the Government approval accorded in the reference 14<sup>th</sup> cited subject to the usual conditions put forth by CMDA in reference 16<sup>th</sup> cited, including compliance of conditions imposed by the Government agencies in the reference 2<sup>nd</sup>, 3<sup>rd</sup>, 5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup>, 11<sup>th</sup>, 17<sup>th</sup>, 18<sup>th</sup>, 19<sup>th</sup> & 22<sup>nd</sup> cited.

2. The applicant has remitted the following charges vide receipt No.B0014375 dated 11.10.2019 in the reference 20<sup>th</sup> cited.

Sl.No	Charges/Fees/Deposits	Amount Remitted vide Receipt No. B0014375 dated 11.10.2019
1	Development charge for building under Sec.59 of the T&CP Act, 1971	Rs.9,50,000/- (Rupees Nine Lakhs and Fifty Thousand only)
2	Balance Scrutiny fee	Rs. 30,000/-(Rupees Thirty Thousand only)
3	Security Deposit for Building	Rs.1,34,00,000/-(Rupees One Crore Thirty Four Lakhs only)
4	Security Deposit for STP	Rs.3,25,000/- (Rupees Three Lakhs and Twenty Five Thousand only)
5	Security Deposit for Display Board	Rs.10,000/-(Rupees Ten Thousand only)
6	OSR Charges	Rs.1,15,00,000/-(Rupees One Crore Fifteen Lakhs only)
7	Regularization charges	Rs.2,25,000/-(Rupees Two Lakhs and Twenty five thousand only)
8	Infrastructure & Amenities charges	Rs.1,20,00,000/- (Rupees One Crore and Twenty Lakhs only)
9	Shelter Fee	Rs.90,00,000/-(Rupees Ninety Lakhs only)

3. The Applicant has also furnished an undertaking in the reference 21<sup>st</sup> cited to abide by the terms and conditions put forth by Police , DF&RS & Environmental Clearance and the conditions imposed by CMDA in the reference 16<sup>th</sup> cited.

4. 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.

5. The Local body is requested to ensure water supply and sewage disposal facility for the proposal before issuing building permit. 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.

7. 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.





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9. 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.

10. 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 1/3<sup>rd</sup> of the total Terrace area by the applicant.

11. 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.

12. 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. The earlier Planning Permission and its Completion Certificate details are mentioned in the respective floor plans since it is been a proposal of additional construction.

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

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

15. The applicant has to obtain prior permission from the Executive Authority concern for the construction of Swimming pool as per G.O.Ms. No. 97, MAWS Dept, dated 07.07.2015. The applicant has to furnish NOC from the Executive Authority at the time of applying Completion Certificate.

16. Two sets of approved plans numbered as **C/PP/MSB/03(AtoU) /2020;** dated **27.01.2020** and **Planning Permit No.13205** are sent herewith. The Planning Permit is valid for the period from 27.01.2020 to 26.01.2025.

17. This approval is not final. The applicant has to approach the Commissioner, Kattankolathur Panchayat Union for issue of Building Permit under the Local Body Act.

Yours faithfully,

R. Dhathyan Viji  
30/1/2020.

For **MEMBER-SECRETARY**

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

Rm  
30/1/2020



**Copy to:**

1. **Tvl. P. Rajendran & 4 Others**  
Shakti Towers, Flat No.A-28,  
No.109, Gandhi Road,  
Velachery,  
Chennai – 600 042.
2. **The Deputy Planner** (With one set of approved plans)  
Enforcement Cell (South), CMDA,  
Chennai-600 008.
3. **The Director of Fire & Rescue Service** (With one set of approved plans)  
No.1, Greams Road, Chennai-600 006.
4. **The Superintendent of Police**  
Kanchipuram District,  
Kanchipuram.
5. **The Chief Engineer, CMWSSB**  
No.1 Pumping Station Road,  
Chintadripet, Chennai-600 002.
6. **The Chief Engineer**  
TNEB, Chennai-600 002.
7. **The Commissioner of Income Tax**  
No.108, Mahatma Gandhi Road, Nungambakkam,  
Chennai-600 034.
8. **PRASAD .N. YADAV** **BY SPEED POST**  
RA/Gr-I/19/04/164  
No.7, Ashok Road, Alwarpet,  
Chennai – 600 018.
9. **P.KATHIRAVAN** **BY SPEED POST**  
SE/Gr-I/19/07/182  
Plot No.90,  
6<sup>th</sup> street Thirumalaivasan Nagar,  
Thirumullaivoyal,  
Chennai – 62.
10. **S.Anandan** ( Site Engineer), **BY SPEED POST**  
CE/19/06/422  
No.10, Apparaj Cross Street ,  
Baljipalayam, Chinna sekkadu,  
Manali-600 068.

