

**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

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

Phone : 28414855 Fax: 91-044-28548416

E-mail: mscmda@tn.gov.in

Web site: www.cmdachennai.gov.in

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Letter No.C3(S)/12059/2018

Dated: 21.08.2019

To

The Commissioner,

Pallavaram Municipality.

Chennai - 600 043.

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission Application for the proposed construction of Multistoried Building consists of Double Basement floor (car parking) + Ground floor + 8th floor +9th floor part Commercial building (Ground floor to 5th floor - Textile show room, 6th & 7th floor – Theatre, 8th floor & 9th floor part – office purpose along with one block Mechanized parking Double Basement + Ground level +1st level to 13th level at MMRD Road, Pallavaram , Chennai – 600 044 bearing Old S.Nos 263/1, 2A, 2B, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 264/2, 3, 5A, 6, 270/1, 2, 278/1B, 12B, T.S. No. 39/10-1B, 39/11, 42/1, 16, 2, 43/1, 2, 3, 4, 5, 6, 7, 8, 10, 11A, 11B 12, 13, 14, 46/2, 46/3, 46/6-3, 46/10-2, Block No. 49, Ward No.D of Zamin Pallavaram Village, Tambaram Taluk, applied by **M/s.Shri Rathna Akshaya Estates Pvt. Ltd. & Saravana Selvarathnam Retail Pvt. Ltd.**, – Approved and forwarded to Local Body for issue of Building License – Regarding.

- Ref:
1. Planning Permission Application received in the APU No. MSB/329/2018, dated 12.07.2018.
 2. NOC from AAI in Letter No. CHEN/SOUTH/B/082018/327386, dated 10.09.2018.
 3. Minutes of the 243rd MSB Panel meeting held on 18.09.2018 .
 4. NOC from IAF in Letter TAM/5218/1/ATC(PC-38/18)), dated 01.11.2018.
 5. NOC from DF&RS in Letter R.DIS No.20523/C1/2018, PP NOC No. 04/2019, dated 19.01.2019.
 6. Minutes of the meeting held on 17.04.2014 with Highways and PWD
 7. This office letter even No. dated 04.02.2019 addressed to the Government.
 8. The Government letter (Ms) No.48, H&UD (UD-1) Dept, dated 07.03.2019.
 9. This office letter even (DC advice) No. dated 20.03.2019.

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10. NOC from PWD in letter No. DB/T5(3)/F-Inundation/Zamin Pallavaram/2019/dated 20.03.2019.
11. NOC from Tahsildar in letter No.Na.Ka.Pa.Va.no. 862/2019/A1, dated 22.03.2019.
12. NOC from Traffic in letter Rc.No. Tr/Licence/253/5765/2019, dated 27.03.2019.
13. NOC from Highways department in letter No.2512/2018/JDO-3/dated 27.03.2019.
14. NOC from Commissioner, Pallavarm Municipality in letter Na.ka.No. 6560/2019/F1, dated 04.04.2019.
15. Environment Clearance in Letter No.SEIAA/TN/F.6716/EC/8 (a)/644/2019, dated 03.05.2019.
16. Applicant letter dated 16.05.2019 & 23.05.2019
17. OSR portion gifted through registered gift deed document no.5152/2019, dated 10.06.2019 & UO note No.TDR/OSR/9258 /2019, dated 12.06.2019.
18. Applicant letter dated 21.05.2019 & 01.07.2019 with revised plan.
19. Minutes of the 251st MSB Panel meeting held on 11.07.2019
20. Applicant letter dated 23.07.2019 with revised plan.
21. This office letter (revised DC advice) even No., dated 08.08.2019.
22. Applicant letter dated 08.08.2019 & 13.08.2019.
23. G.O. (Ms) No.135, dated 21.07.2017 (Shelter Fee)
24. G.O. (Ms) No.85, H&UD (UD4(3)) Dept., dated 16.05.2017
25. G.O. (Ms) No.147, H&UD (UD1) Dept., dated 26.10.2018.
26. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and the Government letter No. TNRERA/261/2017, dated 09.08.2017.

The Planning Permission Application for the proposed construction of Multistoried Building consists of Double Basement floor (car parking) + Ground floor + 8th floor +9th floor part Commercial building (Ground floor to 5th floor - Textile show room, 6th & 7th floor - Theatre, 8th & 9th floor part - office purpose along with one block Mechanized parking Double Basement + Ground level +1st level to 13th level at MMRD Road, Pallavaram , Chennai - 600 044 bearing Old S.Nos 263/1, 2A, 2B, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 264/2, 3, 5A, 6, 270/1, 2, 278/1B, 12B, T.S. No. 39/10-1B, 39/11, 42/1, 16, 2, 43/1, 2, 3, 4, 5, 6, 7, 8, 10, 11A, 11B 12, 13, 14, 46/2, 46/3, 46/6-3, 46/10-2, Block No. 49, Ward No.D of Zamin Pallavaram Village, Tambaram Taluk has been examined and Planning Permission is issued based on the Government approval accorded in the reference 2nd cited subject to the usual condition put forth by CMDA in the reference 9th & 21st cited including compliance of conditions imposed by the Government agencies in the references 2nd, 4th, 5th, 10th, 11th, 12th, 13th, 14th & 15th cited with following condition.

- i. **The applicant shall obtain NOC from TNPCB before applying the Completion Certificate**
- ii. **As per the NOC from Highways Department, Culvert shall be constructed for accessing the road as per the guideline issued by the Highways Department before issue of Completion Certificate.**

2. The applicant has remitted the following charges in receipt No.B0011598, dated 15.05.2019 and B0013479, dated 08.08.2019.

Sl. No	Charges/ Fees/ Deposits	Total Amount	Earlier remitted charges vide receipt No. B0011598 & date 15.05.2019	Balance Amount
i)	Development charge	Rs.25,85,000/-	Rs.25,70,000	Rs.15,000/-
ii)	Balance Scrutiny fee	Rs.3,43,693	Rs.2,73,693/-	Rs. 70,000/-
iii)	Regularisation Charges	Rs.10,25,000/-	Rs.10,25,000/-	Nil
iv)	Security Deposit for Building	Rs.3,81,50,000/-	Rs.3,73,25,000/-	Rs.8,25,000/-
v)	Security Deposit for Display Board	Rs.10,000/-	Rs.10,000/-	Nil
vi)	Security Deposit for STP	Rs.12,15,000/-	Rs.12,20,000/-	Nil
vii)	Infrastructure & Amenities charges	FSI area 60,721.19 sqmt	Rs.4,57,75,000/- FSI area 60971.40sqmt.	Nil
viii)	Shelter Fee	Rs.3,43,31,250/-	Rs.3,43,31,250/-	Nil

3. The applicant has gifted the portion of OSR land through registered gift deed document No.5152/2019, dated 10.06.2019 & land possession taken through UO note No.TDR/OSR/9258 /2019, dated 12.06.2019.


4. The applicant has furnished an undertaking in the reference 20th cited to the effect to abide by the terms and conditions put forth by CMDA and undertaking deed accepting the conditions put forth by Police (Traffic), DF&RS, AAI, IAF, PWD, Highways, Revenue & Environment Clearance. The applicant has also furnished the mechanical parking details from service provider M/s.SIEGER.

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 Local Body is requested to ensure water supply and sewerage 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 harvesting structures shown in the approved plan to the satisfaction of the Authority will also be considered as a deviation to the approved plan and violation of Development Regulation and enforcement action will be taken against such development. The sewage Treatment plant should be maintained by the applicant / developer till handing over to the residents association.

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 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. 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.

14. The applicant shall install CCTV camera at every 50m interval along the road which is abutting the site boundaries before issue of Completion Certificate.

21. Two sets of approved plans numbered as **C/PP/MSB/39(A to L)/2019, dated 21.08.2019 in Planning Permit No. 11980** are sent herewith. The Planning Permit is valid for the period from **21.08.2019 to 20.08.2024.**

16. This approval is not final. The applicant has to approach the Commissioner, Pallavaram Municipality 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.Shri Rathna Akshaya Estates Pvt. Ltd. & Saravana Selvarathnam Retail Pvt. Ltd., No.64, Mothilal Street, T.Nagar, Chennai 600 017.	
2.	The Deputy Planner, Enforcement Cell (South), CMDA, Chennai-600 008.	(With one set of approved plans)
3.	The Director of Fire & Rescue Service Greems 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.K.Anand, Architect, M/s.Grid Architects, No.75, Kamarajar Salai, Ramapuram, Chennai 600 089.	(By speed post)
8.	Thiru. C.Prabhu, Structural Engineer, Class-I Licensed Surveyor No.2824/2017-18, No.20B, Puthukulam, Eamankulam Post, Nanguneri, Tirunelveli - 627108	(By speed post)
9.	Thiru.M.Karthik, Site Engineer M/s. VME Infrastructure Pvt.Ltd, No.364, Pillaiyer Koil street, Panneer Nagar, Mugappair west, Chennai 600 037.	(By speed post)