

BY REGISTERED POST WITH ACK.DUE



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

Letter No C3(S)/1374/2016

Dated: 11.11.2016

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 Basement floor + Stilt floor + 11 Floors - Residential Multi-Storeyed Building with 22 dwelling units with Premium FSI at Door No. 39, South Canal Bank Road, Raja Annamalaipuram, Mylapore, Chennai – 28, comprised in R.S.No. 4310/4, Block No. 96 and R.S.No.4569/16, Block No.100 of Mylapore village, Chennai applied by M/s. Baashyaam constructions (P) Limited – Approved and forwarded to Local Body for issue of Building Licence – Reg.	
Ref	1.	Planning Permission Application received in APU No. MSB/2016/000073 dt.25.01.2016.
	2.	Agenda and Minutes of 231 st MSB Panel meeting held on 08.02.2016.
	3.	Authority Resolution No.31/2016 dated 16.02.2016 resolved to assign Primary Residential land use for the land in R.S.No. 4310/4, Block No. 96 of Mylapore village.
	4.	This office letter even No. dt.19.02.2016 addressed to the applicant.
	5.	This office letter even No. dt.19.02.2016 addressed to the Secretary to the Government, H & UD Department.
	6.	Government Letter (Ms) No. 46, H&UD (UD-I) Department dt.29.02.2016.
	7.	Traffic Police NOC Letter Rc.No. Tr./License/76/2611/2016 dt.03.03.2016.
	8.	This office letter even no. dated 07.03.2016 addressed to the SRO, Mylapore.
	9.	Sub-Registrar, Mylapore SRO Letter No. Nil dt.07.03.2016.
	10.	This office DC advice letter even no. dated 22.03.2016 addressed to the applicant.
	11.	This office supplementary DC advice letter even no. dated 31.03.2016 addressed to the applicant.
	12.	Applicant letter dated 06.05.2016 enclosing copy of NOCs.
	13.	AAI NOC Letter No. CHEN/SOUTH/B/021716/121643 dated 17.02.2016.
	14.	DF & RS NOC Letter R.Dis.No.3101/C1/2016 – PP.NOC.No.19/2016 dated 26.02.2016.

15.	CRZ Clearance from the Member Secretary, TNSCZMA & Director, Dept. of Environment in R.C.No.P1/435/2016 dated 02.03.2016.
16.	Chief Engineer, WRD, Chennai Region(PWD) NOC in Letter No. T1/Mylapore/MSB/Baashyaam/2016 dated 06.05.2016.
17.	Applicant letter dated 19.05.2016 & 20.05.2016.
18.	This office letter even no. dated 30.05.2016 addressed to the applicant.
19.	Applicant letter dated 07.11.2016 enclosing the revised plan, receipts for remittance of DC & Other charges, and Undertakings.
20.	IAF NOC Letter No. Air HQ/S17726/4/ATS (Ty BM-MMDXVIII) dated 18.07.2016.
21.	Tamil Nadu Government Gazette issue No. 42, Part VI, Sec-1 dated 26.10.2016 publishing the land use assigned.

The Planning Permission Application received in the reference 1st cited for the proposed construction of Basement floor + Stilt floor + 11 Floors - Residential Multi-Storeyed Building with 22 dwelling units with Premium FSI at Door No. 39, South Canal Bank Road, Raja Annamalaipuram, Mylapore, Chennai - 28, comprised in R.S.No. 4310/4, Block No. 96 and R.S.No.4569/16, Block No.100 of Mylapore village, Chennai from **M/s. Baashyaam constructions (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 7th, 10th & 11th, 13th to 16th and 20th cited.

2. The applicant in the reference 19th cited has remitted the following charges with applicable interest:

Sl. No	Charges	Receipt No. & Date	Amount
1.	Development Charges	B.002716 dated 07.11.2016	Rs.1,15,000/- (Rupees One lakh and fifteen thousand only)
2.	Balance Scrutiny fee		Rs.12,000/- (Rupees Twelve thousand only)
3.	Regularisation Charges		Rs.1,30,000/- (Rupees One lakh and thirty thousand only)
4.	OSR charges		Rs.14,55,000/- (Rupees Fourteen lakh and fifty five thousand only)
5.	Security Deposit for Building		Rs.28,70,000/- (Rupees Twenty eight lakh and seventy thousand only)
6.	Security Deposit for Display Board		Rs.10,000/- (Rupees Ten thousand only)
7.	I&A Charges		Rs.18,70,000/- (Rupees Eighteen lakh and seventy thousand only)
8.	Premium FSI Charge		Rs.2,77,60,000/- (Rupees Two crore and seven ^{Seven} lakh and sixty thousand only)
9.	Infrastructure Development Charge for CMWSSB		Rs.8,00,000/- (Rupees Eight lakh only)

3. 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 the reference 19th cited.

4. 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.

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. 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.

8. As per the 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. 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.

25 10. Two sets of approved plans numbered as **C/ PP/ MSB/66 (A & B)/2016** dated **25.11.2016** in **Planning Permit No. 11112** are sent herewith. The Planning Permit is valid for the period from **25.11.2016** to **24.11.2019**.

11. 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. Baashyaam constructions (P) Limited,**
No.87,G.N.Chetty 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)
Greems 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.K.Shivashankar**
Registered Architect CA.No. 89/12213
No.6/25, Cenotoph Road,
1st Street, Teynampet,
Chennai – 600 018.
Mobile No.: 98400 70169
siva@skdegin.net
-
9. **N.Chandru, B.E.,(Civil),M.E.(Structures)**
Structural Engineer,
Class-I Licensed Surveyor No. 1806
A20, 100 Feet Road,
Hindu Colony, Nanganallur,
Chennai – 600 061.
c.streng@gmail.com
Mobile No. 98407 67580
-
10. **Thiru.V.Kothandapani, D.C.E.,**
Site Engineer
M/s. Baashyaam constructions (P)
Limited,
No.87,G.N.Chetty Road
T.Nagar,Chennai -17.
-