



**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](mailto:mسلمda@tn.gov.in)

Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

**Letter No.C3(S)/14292/2018**

**Dated: .05.2019**

To

**The Commissioner,**

Greater Chennai Corporation,

Ripon Building,

Chennai – 600 003.

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission Application for Proposed construction of Basement Floor (Parking) + Stilt Floor (Parking) + 1<sup>st</sup> Floor to 9<sup>th</sup> Floor Commercial (Office) building at Door No.39 (23), Mylapore, Chennai – 600 004 Comprised in R.S.No. **1731/16**, Block No.37 of Mylapore Village, Mylapore -Triplicane Taluk, within the limit of Greater Chennai Corporation applied by **Thiru. KRISHNAN, POSITIVE HOUSING PVT. LTD.,** - Approved and forwarded to Greater Chennai Corporation for issue of building license - Regarding.

- Ref:
1. Planning Permission Application received in the APU No. MSB/373/2018 dated 10.08.2018.
  2. Minutes of the 243<sup>rd</sup> MSB panel meeting held on 18.09.2018
  3. This office letter even No. dated 01.10.2018 addressed to the applicant.
  4. NOC from Police (Traffic) in letter Rc. No.Tr./ License /1114/ 24636/2018 dated 30.11.2018
  5. This office letter even No. dated 13.12.2018 addressed to the applicant.
  6. AAI NOC letter ref. No.CHEN/SOUTH/B/090818/333669 dated 11.09.2018
  7. NOC from DF&RS in R.Dis No.14705/C1/2018, PP.NOC No.163/2018, dated 14.12.2018.



8. This office letter even No. dated 10.01.2019 addressed to Government.
9. Government letter(Ms) No.28, H&UD dept., dated 11.02.2019
10. This Office letter even No. dated 22.02.2019 (DC advice)
11. Applicant letter dated 29.04.2019
12. Applicant letter along with Remittance of DC, & Undertakings dated 06.05.2019
13. This Office Letter even No. dated 13.05.2019

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The Planning Permission Application for the Proposed construction of Basement Floor (Parking) + Stilt Floor (Parking) + 1<sup>st</sup> Floor to 9<sup>th</sup> Floor Commercial (Office) building at Door No.39 (23), Mylapore, Chennai – 600 004 Comprised in R.S.No. **1731/16**, Block No.37 of Mylapore Village, Mylapore-Triplicane Taluk, within the limit of Greater Chennai Corporation applied by **Thiru. KRISHNAN, POSITIVE HOUSING PVT. LTD.,** - has been examined and Planning Permission is issued based on the Government approval accorded in the reference 9<sup>th</sup> cited subject to the usual conditions put forth by CMDA in reference 10<sup>th</sup> cited including compliance of conditions imposed by the Government agencies in the references 4<sup>th</sup>, 6<sup>th</sup> & 7<sup>th</sup> cited.

2. The applicant was requested to remit DC & other charges in this office letter reference 10<sup>th</sup> cited the applicant has remitted the following charges vide receipt **No.B0011033** dated 25.04.2019.

Sl.No	Charges/Fees/Deposits	Total Amount
1.	Development charge	Rs.2,10,000/- (Rupees Two Lakhs and Ten Thousand only)
2.	Balance Scrutiny fee	Rs.11,000/- (Rupees Eleven Thousand only)
3.	Security Deposit for Building	Rs.27,60,000 (Rupees Twenty Seven Lakhs and Sixty Thousand only)
4.	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten Thousand only)
5.	Infrastructure & Amenities charges	Rs.33,25,000/- (Rupees Thirty Three Lakhs and Twenty Five Thousand only)
6.	Shelter Fee	Rs.25,00,000/- (Rupees Twenty Five Lakhs only)



3. The applicant has furnished a Demand Draft for a sum of Rs.10,15,000/- (Rupees Ten Lakhs and Fifteen Thousand only) vide DD. No. 010182 dt.24.04.2019 in favour of Managing Director, CMWSSB towards IDC payable to CMWSSB drawn at HDFC Bank, T.Nagar, Chennai.

4. The Applicant has also furnished an undertaking to abide by the terms and conditions put forth by Police (Traffic), DF&RS & AAI and conditions imposed by CMDA in the reference 12<sup>th</sup> cited.

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

6. 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.

7. 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.



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.

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.

11. Applicant shall not commence construction without building approval from the local body concern. Applicant also has to erect temporary lightning arrester during the entire construction phase of the project.

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

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. ~~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.~~

14. 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.



15. Two sets of approved plans numbered as **C/PP/MSB/27 (A to B)/2019** dated <sup>24</sup> **.05.2019** and **Planning Permit No.11968** are sent herewith. The Planning Permit is valid for the period from <sup>24</sup> **.05.2019** to <sup>23</sup> **.05.2024**.

16. 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,

*[Signature]* 24/05/19 2/6  
o/c For **PRINCIPAL SECRETARY/  
MEMBER-SECRETARY**

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

*[Signature]*  
24/5/19

*[Signature]*  
24/5/19

*[Signature]*  
24/5/19

**Copy to:**

1.	<b>Thiru. Krishnan,</b> M/s. Positive Housing Pvt. Ltd. Door No.63, G.N.Chetty Road, T.Nagar, Chennai – 600 017.	
2.	<b>The Deputy Planner,</b> Enforcement Cell (South), CMDA, Chennai-600 008.	(With one set of approved plans)
3.	<b>The Director of Fire &amp; Rescue Service</b> No.1, Greams Road, Chennai-600 006.	(With one set of approved plans)
4.	<b>The Additional Commissioner of Police (Traffic), Greater Chennai,</b> Vepery, Chennai-600 007.	
5.	<b>The Chief Engineer, CMWSSB,</b> No.1 Pumping Station Road, Chintadripet, Chennai-600 002.	
6.	<b>The Chief Engineer,</b> TNEB, Chennai-600 002.	
7.	<b>The Commissioner of Income Tax</b> No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-600 034.	



8.	<b>SHEILA SRIPRAKASH</b> SHILPA ARCHITECTS PLANNERS DESIGNERS PVT. LTD. L20,VSI Estates, Phase II, Thiruvanmiyur,	<b>BY SPEED POST</b>
9.	<b>A.PERAMAIYAN</b> <b>Corporation of Chennai</b> Licenced surveyor class 1 No.1773 New No.31, (Old No.14), Besant Avenue, Adayar, Chennai – 600 020.	<b>BY SPEED POST</b>
10.	<b>Thiru. E.Shanmugavalli</b> Site Engineer , D. Arch-DGM Project,, Plot No.20B, Vengatesh Nagar Main Road, Virugambakkam, Chennai – 600 092.	<b>BY SPEED POST</b>

