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**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](mailto:mscmda@tn.gov.in)

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

**Letter No. C3(S)/17182/2016**

**Dated: 13/12.2017**

To

**The Commissioner**

Greater Chennai Corporation

Ripon Building

Chennai – 600 003.

Sir,

Sub: CMDA – Area Plans Unit - MSB (South) Division – Planning Permission for the Proposed construction of **Block No.3** : Basement Floor + Stilt floor Part / Ground floor Part + 8 Floors Building for Professional & Business Office purpose and Additional Constructions in **Block No.1** : 1<sup>st</sup> fl(part)+ 2<sup>nd</sup> floor over the existing Ground floor +1<sup>st</sup> fl(part)Dormitory Room & Prayer hall & **Block No.2** : 2<sup>nd</sup> Floor over existing Ground Floor + 1<sup>st</sup> Floor Class Rooms at Old Door No. 17 & 18, New No. 48 & 50, Prakasam Street, T. Nagar, Chennai – 17 bearing T.S. no. 8501, 8504, Block No. 110, Thiyagaraya Nagar village applied by **M/s. SRI KAUSALYA CONSTRUCTIONS LTD.**, (POA of BALAMANDIR KAMARAJ TRUST) - Approved and forwarded to local body for issue of building license - Regarding.

- Ref:
1. Planning Permission Application received in APU No. MSB /773/ 2016, dated.10.11.2016.
  2. NOC from AAI in letter No.CHEN/SOUTH/B/031117/200635, dated 11.03.2017.
  3. Applicant letter dated 28.03.2017 with revised plan.
  4. NOC from Police(Traffic) in Rc.No.Tr/License/1440/29426/2016, dated 08.04.2017.
  5. Minutes of the 236<sup>th</sup> MSB Panel meeting held on 31.05.2017.
  6. This office letter even No., dated 01.06.2017, <sup>addressed</sup> to the Government.
  7. G.O.(Ms) No.135 H&UD(SC1-2) Dept. dated 21.07.2017.
  8. G .O.(Ms) No.141, H&UD[UD1(1)] dept., dated 02.08.2017.
  9. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and ~~the~~ Government letter No.TNRERA/261/2017, dated 09.08.2017.
  10. This office letter even No., dated 29.08.2017 to the SRO, T.Nagar
  11. SRO, T.Nagar in letter No.352/2017, dated 29.08.2017.
  12. This office DC letter even No. dated 06.09.2017.
  13. Applicant letter dated 21.09.2017.
  14. NOC from IAF in letter No.TC/14758/2/ATC(PC-599) dated 04.10.2017.
  15. NOC from DF&RS in R.Dis.No.3455/C1/2017, PP NOC No.69/2017,



dated 09.10.2017.

16. Applicant letter dated 13.10.2017 & 08.11.2017 with Bank Guarantee & Amendment and undertaking.
17. Applicant letter dated 28.11.2017 with structural drawing vetted by PWD.

The Planning Permission for the Proposed construction of **Block No.3** : Basement Floor + Stilt floor Part / Ground floor Part + 8 Floors Building for Professional & Business Office purpose and Additional Constructions in **Block No.1** : 1<sup>st</sup> fl(part)+ 2<sup>nd</sup> floor over the existing Ground floor +1<sup>st</sup> fl(part)Dormitory Room & Prayer hall & **Block No.2** : 2<sup>nd</sup> Floor over existing Ground Floor + 1<sup>st</sup> Floor Class Rooms at Old Door No. 17 & 18, New No. 48 & 50, Prakasam Street, T. Nagar, Chennai – 17 bearing T.S. no. 8501, 8504, Block No. 110, Thiyagaraya Nagar village has been examined and Planning Permission is issued based on the Government approval accorded in the reference 8<sup>th</sup> cited subject to the usual conditions put forth by CMDA in reference 12<sup>th</sup> cited, including compliance of conditions imposed by the Government agencies in the reference 2<sup>nd</sup>, 4<sup>th</sup>, 14<sup>th</sup>, and 15<sup>th</sup> cited;

2. The applicant has remitted the following charges in letter dated 21.09.2017

Sl.No	Charges/Fees/Deposits	Total Amount	Receipt No. & date.
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs. <b>2,90,000/-</b> (Rupees Two Lakh and Ninety Thousand Only)	Receipt No. B005691, dated 27.09.2017
ii)	Balance Scrutiny fee.	<b>Rs.10,000/-</b> (Rupees Ten Thousand only)	
iii)	Open space reservation charges	Rs. <b>30,30,000/-</b> (Rupees Thirty Lakhs and Thirty Thousand Only)	
iv)	Security Deposit for Building	Rs. <b>30,50,000/-</b> (Rupees Thirty lakh and Fifty Thousand only)	Bank Guarantee
v)	Security Deposit for Display Board	Rs. <b>10,000/-</b> (Rupees Ten Thousand only).	Receipt No. B005691, dated 27.09.2017
vi)	Infrastructure & Amenities charges	<b>Rs.37,00,000/-</b> (Rupees Thirty Seven lakhs only)	
vii)	Shelter Fee	Rs. <b>27,75,000/-</b> (Twenty Seven Lakhs Seventy Five Thousand Only)	

3. The applicant has furnished the Bank Guarantee in BG.No.04230100000058, dated 21.09.2017 and Amendment No. 01, dated 01.11.2017 drawn from Axis Bank Ltd, Thiruvanniyur Branch - 423, for a sum of Rs.**30,50,000/-** (Rupees Thirty lakh and Fifty Thousand only) towards Security Deposit of building with a validity up to 31.12.2022.

4. The applicant has also furnished a Demand Draft for a sum of Rs.**10,30,000/-** (Rupees Ten Lakhs and Thirty Thousand Only) drawn at Axis Bank Ltd, Ayanavaram, Chennai in favour of the Managing Director, CMWSSB towards Infrastructure Development Charge.



5. The Applicant has also furnished an undertaking to abide by the terms and conditions put forth by Police (Traffic), DF&RS, AAI, IAF and the conditions imposed by CMDA in the reference 13<sup>th</sup> cited.

6. 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.

7. The applicant has to submit the necessary sanitary application directly to CMWSSB and only after due sanction he can commence the internal sewer works.

8. 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 plans and violation of DR and enforcement action will be taken against such development.

9. 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.

10. 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.

11. **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.

**12. 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.**

13. 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.

14. Two sets of approved plans numbered as **C/PP/MSB -IT/54(A to D)/2017**, dated **13.12.2017** in **Planning Permit No. 11182** are sent herewith. The Planning Permit is valid for the period from **13.12.2017 to 12.12.2022**.

15. 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,

*[Handwritten signature]*

for **MEMBER-SECRETARY**

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

*[Handwritten signature]*  
12/12/17

*[Handwritten signature]*  
13.12.2017

*[Handwritten signature]*  
13/12/17

**Copy to:**

1.	<b>M/s. SRI KAUSALYA CONSTRUCTIONS LTD.,</b> (POA of BALAMANDIR KAMARAJ TRUST) , No.4. Jayalakshmipuram 1 <sup>st</sup> street, Nungambakkam, Chennai – 600 034.	
2.	<b>The Deputy Planner,</b> <i>CA</i> 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.	

*[Handwritten signature]*  
13/12/17



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>Thiru. A.Venkata Krishnan,</b> LS Class I No.RA.41 No.18, Third Seaward Road, Valmiki Nagar, Thiruvanmiyur, Chennai.600 041.	<b>BY SPEED POST</b>
9.	<b>Thiru. Alex Jacob,</b> Structural Engineer Licensed Surveyor Class I - 433, 41/1A, Beach Road, Kalakshetra Colony, Chennai.600 090.	<b>BY SPEED POST</b>
10.	<b>Thiru. Ravi</b> Site Engineer Engineering & Project Management Solutions New No.16, (Old 82), 1 <sup>st</sup> Floor, 4 <sup>th</sup> Main Road, Gandhi Nagar, Adayar, Chennai – 600 020.	<b>BY SPEED POST</b>

