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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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Letter No C3(S)/495/2017

Dated: .08.2020

To
The Commissioner,
Greater Chennai Corporation,
Ripon Building,
Chennai – 600 003.

Sir,

Sub: CMDA – APU – MSB (South) Division - Planning Permission Application for the Proposed construction of Multistoreyed Residential Group Development - 2 Blocks with Combined Basement floor consist of **Block A:** Stilt floor + 7 floors with 42 dwellings & **Block B:** Stilt floor + 7 floors 42 dwellings, Residential purpose totally 84 dwellings at door No. 2 & 3, Durgabai Deshmuk Road & Greenways lane, R.A.Puram, Chennai. 28, bearing R.S NO. 4274/35, (old R.S No.4274/1), Block No.93 of Mylapore vilage, applied by **The Chief General Manager, Canara Bank** – Approved and forwarded to Local Body for issue of Building License – Reg.

- Ref:
1. ✓ Planning Permission Application received in APU No. MSB /006/2017, dated 02.01.2017.
 2. ✓ Earlier Planning Permission was issued for MSB development in the same site in MMDA letter No. C/8701/84, dated 09.12.85. & C/19898/1988 dated 12.05.1989
 3. ✓ NOC from DF&RS in letter No. R.Dis.No.459/C1/2018, PP.NOC. No.32/2018, dated 13.03.2018.
 4. ✓ NOC from Police (Traffic) in Letter Rc. No.Tr./Licence/151/3580 / 2018; dated 20.04.2018.
 5. ✓ Agenda & Minutes of the 240th MSB Panel meeting held on 19.04.2018
 6. ✓ This office letter even No. dated 02.05.2018 addressed to the Government.
 7. ✓ Government in letter No.9671/UD-1/2019, dated 24.04.2019 received from H&UD Dept.,
 8. ✓ This office letter even No. dated 31.05.2018 addressed to the Government.
 9. ✓ Govt. letter (Ms) No. 149, H&UD dept, dated 11.10.2019.



10. This office letter even No. dated 23.10.2019 addressed to SRO, Mylapore.
11. Guide line value received from SRO, Mylapore, in letter No.485/2019, dated 05.11.2019
12. This office letter(DC advice) even No. dated 18.11.2019.
13. The applicant letter dated 19.12.2019 & 03.01.2020 with undertakings & 27.05.2020
14. Street alignment portion gifted to CMDA through registered gift deed document vide No.98/2020, dated 13.01.2020.
15. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and Government letter No. TNRERA/261/2017, dated 09.08.2017
16. G.O. (Ms) No.135, dated 21.07.2017.
17. G.O. (Ms) No.85, H&UD (UD4(3)) Dept., dated 16.05.2017
18. G.O. (Ms) No.147, H&UD (UD1) Dept., dated 26.10.2018.

The Planning Permission Application for the Proposed construction of Multistoreyed Residential Group Development - 2 Blocks with Combined Basement floor consist of **Block A:** Stilt floor + 7 floors with 42 dwellings & **Block B:** Stilt floor + 7 floors 42 dwellings, Residential purpose totally 84 dwellings at door No. 2 & 3, Durgabai Deshmuk Road & Greenways lane, R.A.Puram, Chennai. 28, bearing R.S NO. 4274/35, (old R.S No.4274/1), Block No.93 of Mylapore village has been examined and Planning Permission is issued based on the Government approval accorded in the reference 9th cited subject to the usual condition put forth by CMDA in the reference 12th cited including compliance of conditions imposed by the Government agencies in the references 3rd and 4th cited subject to the condition that **"the applicant shall be demolish the existing compound wall and construct the new compound wall after leaving the street alignment portion gifted to CMDA before submitting the application for the issue of Completion certificate"**.

2. The applicant in his letter dated 19.12.2019 remitted the following charges in receipt No.B0015287, dated 18.12.2019.

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.2,15,000/- (Rupees Two Lakhs and Fifteen Thousand Only)	Receipt No.B0015287, dated 18.12.2019.
ii)	Balance Scrutiny fee	Rs.35,000/- (Rupees Thirty Five Thousand only)	
iii)	Open Space and Reservation Charges	Rs.7,04,50,000/-(Rupees Seven Crore Four Lakh and Fifty Thousand Only)	
iv)	Security Deposit for Building	Rs.58,50,000/-(Rupees Fifty Eight Lakh and Fifty Thousand Only)	Bank Guarantee is furnished

v)	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten Thousand only)	Receipt No.B0015287, dated 18.12.2019.
vi)	Infrastructure & Amenities charges	Rs.34,45,000/- (Rupees Thirty Four Lakh and Forty Five Thousand only)	
vii)	Shelter Fee	Rs.25,83,750/- (Rupees Twenty Five Lakhs Eighty Three Thousand Seven Hundred and Fifty Only)	

3. The applicant has furnished the bank guarantee for a Rs.58,50,000/- (Rupees Fifty Eight Lakh and Fifty Thousand Only) vide BG No. 322GOPG193510001, dated 17.12.2019, Validity up to 16.12.2024 drawn from Canara Bank, No.524, Anna salai, Teynampet, Chennai + 600 018 towards Security deposit of building.

4. The applicant also furnished the Demand draft of Rs. 23,75,000/- (Rupees Twenty Three Lakhs and Seventy Five Thousand only) towards Infrastructure Development charge vide No.978342, dated 17.12.2019 drawn from Carara Bank, Chennai.

5. The applicant has gifted the street alignment portion through registered gift deed vide document No. 98/2020, dated 13.01.2020. The land also taken possession on 23.01.2020 and also UO Note received from TDR division in UO note No.TDR/430/2020, dated 24.01.2020.

6. The applicant has furnished an undertaking in letter dated 03.01.2020 to abide by the terms and conditions put forth by CMDA and undertaking deed accepting the conditions put forth by Police (Traffic) & DF&RS.

7. 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

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

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

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

15. 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.

16. Two sets of approved plans are numbered as **C/PP/MSB/22(A to D)/2020, dated 5.08.2020 in Planning Permit No. 13224** are sent herewith. The Planning Permit is valid for the period from **5.08.2020 to 4.08.2025**.

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17. 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.	The Chief General Manager, Canara Bank, Circle Office, No.524, Anna Salai, Teynampet, Chennai. 600 018.	
2.	The Deputy Planner, Enforcement Cell (South), CMDA, Chennai-600 008.	(With one set of approved plans)
3.	The Director of Fire & Rescue Service Greams 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. T.Dinesh, Architect CA/2009/43967, 10/1, 2 nd Street, Kasturibai Nagar, Avadi, Chennai.600 084.	(By speed post)
8.	Thiru. S.Soundrapandiyan, Structural Engineer Licensed Surveyor Class I - 2004, No.51, Five Furlong Road, Guindy, Chennai 600 032.	(By speed post)
9.	Thiru. V.Sivabalan, Site Engineer No.51, 4 th Cross street, Mangala Nagar, Porur, Chennai 600 116	(By speed post)