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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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Letter No. C3 (S)/634 /2017

Dated: .04.2018

To

The Commissioner,

Greater Chennai Corporation,

Ripon Building,

Chennai – 600 003.

Sir,

Sub: CMDA – Area Plans Unit - MSB (South) Division – Planning permission application for the revision and additions to the earlier approved plan and the same adhered to the original plan approved by the Government for the construction of Stilt Floor + 8 floors Residential Building with 47 Dwelling units at Door No. 3, Cenotaph Road, Teynampet, Chennai comprising in R.S. No. **3843/2, 3844/2, 3844/10, 3844/15, 3845/1, 3845/2, 3846/1**, Block No. 76, Zone-9, Ward No. N-122 of Mylapore Village , Chennai . – Applied by **M/s. Olympia Tech Park(Chennai) Pvt. Ltd. ,** - Approved and forwarded to local body for issue of building license - Regarding.

- Ref:
1. Planning Permission Application received in APU No.MSB/2017/023 dt.10.01.2017.
 2. Earlier Planning permission issued in this office letter C3(S)/2328/2015, dated 23.12.2016.
 3. AAI NOC received in Lr. No. AAI/SR/NOC/RHQ-MM 460/2015 dated 04.11.2015 (Height Permitted 38.38 m)
 4. Minutes of 230th MSB Panel meeting held on 17.12.2015
 5. Police (Traffic) NOC Lr. RC No. TR/License/1082/28473/2015 dated 01.02.2016
 6. DF&RS NOC received in letter R. Dis. No.18607 /C1/2015 – PP NOC No.12/2016; Dated 10.02.2016.
 7. This Office letter e ven No. dated 11.02.2016 addressed to the Government.
 8. Government Lr.(Ms) No. 55, H&UD (UD1) Department, dated 29.02.2016.
 9. This office DC advice letter even No. dated 31.05.2016 .
 10. Applicant letter dated 26.08.2016 (Payment of Development charges & Undertakings).
 11. G.O.(Ms) No. 85, H&UD (UD4(3)) Department dated 16.05.2017.



12. Applicant letter dated 22.05.2017 enclosing DRC Certificate.
13. Shelter fee G.O.(Ms).no.135 dt.21.07.2017
14. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and The Government letter No. TNRERA /261/2017, dated 09.08.2017.
15. This office letter even No. dated 13.12.2017 addressed to the SRO, Central Chennai Joint I.
16. Joint I Sub Registrar (Incharge), District Register Office Central Chennai in Lr No. 302/2017 dated 15.12.2017.
17. CMDA TDR Division U.O. Note No.TDR/15534/2012 dated 22.02.2018 (Regarding DRC for the Premium FSI area)
18. This office DC advice letter dated 12.01.2018 addressed to the applicant
19. Applicant letter dated 23.01.2018 (DRC, PP1,PP2, Undertakings) & 23.02.2018.
20. Applicant letter dated 23.02.2018.(surrendered the earlier approved plans, Planning Permit & Covering letter)
21. Applicant letter dated 15.02.2018.(Payment of Development charges)
22. Applicant letter dated 04.04.2018.

* * *

The Planning permission application for the Proposed additional construction of 6th Floor (part), 7th Floor(part), 8th Floor(part) to the already approved and existing Stilt Floor (Parking), 1st Floor to 5th Floor, 6th Floor (part) to 8th Floor(part) – Residential Building with 47 Dwelling units at Door No. 3, Cenotaph Road, Teynampet, Chennai comprising in R.S. No. **3843/2, 3844/2, 3844/10, 3844/15, 3845/1, 3845/2, 3846/1**, Block No. 76, Zone-9, Ward No. N-122 of Mylapore Village , Greater Chennai Corporation – Applied by **M/s. Olympia Tech Park(Chennai) Pvt. Ltd.** ,-has been examined and Planning Permission is issued based on the Government approval accorded in the reference 8th cited subject to the usual conditions put forth by CMDA in reference 18th cited, including compliance of conditions imposed by the Government agencies in the references. 3rd ,5th ,6th ,11th,13th & 14th cited.

Earlier, **M/s. TAMILNADU PETROPRODUCTS LIMITED.**, applied for Planning Permission for the construction of Stilt floor + 8 floors Residential building with 47 dwelling units Door No.3, Cenotaph Road, R.S. No.3843/2, 3844/2, 3844/10, 3844/15, 3845/1, 3845/2, 3846/1, Ward No.N-122, Block No.76, Mylapore village, Teynampet, Chennai. The Government in **Letter (Ms) No. 55, H&UD Department dt.29.02.2016** accorded approval to the recommendations of 230th MSB Panel with certain conditions with FSI 2.293 i.e. 9603 Sq.m. Subsequently the applicant has revised the proposal by reducing the No. of Dwelling units from 47 to 37 Dwelling units and restricting the FSI from 2.273 (9604.00 Sq.m.) to 1.765 (7460.00



Sq.m.) and the same was accepted and the Planning Permission issued in **C/ PP/ MSB/78 (A to E)/2016**, dt.**23.12.2016** in **Planning Permit No. 11124** vide B/f No. **C3(S)/2328/2015**.

Now the applicant M/s.Olympia Tech Park (Chennai) Private Limited., (M/s. TAMILNADU PETROPRODUCTS LIMITED., merged with M/s.Olympia Tech Park (Chennai) Private Limited.,) has re-submitted the Planning Permission for the construction of Stilt floor + 8 floors - Residential building with 47 dwelling at the same site under reference with Premium FSI of 2.249 (9505.55 Sq.m.). *adhered to the original plan* which was already approved by the Government in the reference 8th cited. The revised proposal was examined in detail and observed that the present proposal and the earlier plans approved by the Government are one and the same and therefore the revised proposal was accepted and DC advice issued in the reference 24th cited after adjusting the charges already paid in the earlier approval.

2. The applicant has remitted the following charges in letter dated 15.02.2018.

Sl.No	Description	Charges already remitted in earlier approval- File No. C3(S)/2328/2015, dated 23.12.2016. (receipt No.B002134 dt.26.08.2016)	Charges for additional construction (Receipt No. B006680 dt.15.02.2018)
1	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.2,00,000/- (Rupees Two Lakhs only)	Rs.50,000/- (Rupees Fifty Thousand Only)
2.	Scrutiny Fee	Rs.20,000/- (Rupees Twenty Thousand only)	Rs.26,500/- (Rupees Twenty Six Thousand and Five hundred only)
3.	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten Thousand only)	Rs.10,000/- (Rupees Ten Thousand only)
4.	Security Deposit for Building	Rs.43,10,000/- (Rupees Forty Three Lakhs and Ten thousand only) B.G.No. IBG84008 dated 14.02.2018 valid upto 12.02.2023 from The Federal Bank Ltd, Royapettah Branch, Chennai	Rs.9,90,000/- (Rupees Nine Lakhs and Ninety Thousand only) B.G.No. IBG84001 dated 14.02.2018 valid upto 23.02.2023 from The Federal Bank Ltd, Royapettah Branch, Chennai

5.	Infrastructure & Amenities charges	Rs.28,25,000/- (Rupees Twenty Eight Lakhs and Twenty Five Thousand only)	Rs.8,00,000/- (Rupees Eight Lakhs only)
6.	Premium FSI Charges	Rs.65,00,000/- (Rupees Sixty Five Lakhs only)	TDR division in their U.O Note stated that the applicant M/s. Olympia Tech Park (Chennai) Pvt. Ltd. is permitted to utilize part of the DRC NO.040/2016 dated 18.02.2016 towards the remittance of premium FSI charges for the floor area of 1169.00 sq.m. to an extent of 1129.47 sq.m.
7.	Shelter Fee	NIL	Rs.6,00,000/- (Rupees Six Lakhs only)

3. The applicant has also furnished a Demand Draft for a sum of Rs.3,50,000/- (Rupees three Lakhs and Fifty Thousand only) vide DD. No. 006609 dt.20.01.2018 in favour of MD, CMWSSB towards IDC payable to CMWSSB drawn at HDFC Bank, Olympia Teckpark - Guindy, 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 the conditions imposed by CMDA in the reference 10th cited.

5. 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.

6. 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.

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 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. 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.

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

11. The earlier planning permission issued in the reference 2nd cited is surrendered by the applicant and the same is stands cancelled and revised planning permission issued as follows.


12. Two sets of approved plans numbered as **C/PP/MSB /13 (A to E) / 2018;** dated **12.04.2018** and **Planning Permit No.11901** are sent herewith. The Planning Permit is valid for the period from **12.04.2018 to 11.04.2023**.

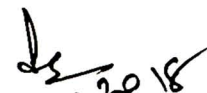
13. This approval is not final. The applicant has to approach the Commissioner, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

Yours faithfully,



for **PRINCIPAL-SECRETARY/
MEMBER-SECRETARY**

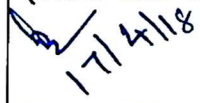

12/4/18


12.4.2018


12/4/18

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

Copy to:

1.	M/s. Olympia Tech Park(Chennai) Pvt Ltd. , No. 1, SIDCO Industrial Estate, Guindy, Chennai - 600 032.	
2.	The Deputy Planner, Enforcement Cell (South), CMDA, Chennai-600 008.	(With one set of approved plans)  17/4/18
3.	The Director of Fire & Rescue Service No.1, Greams Road, Chennai-600 006.	(With one set of approved plans)
4.	The Additional Commissioner of Police (Traffic), Greater Chennai, Vepery, Chennai-600 007.	
5.	The Chief Engineer, CMWSSB, No.1 Pumping Station Road, Chintadripet, Chennai-600 002.	
6.	The Chief Engineer, TNEB, Chennai-600 002.	
7.	The Commissioner of Income Tax No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-600 034.	



8.	Thiru.Chandar Seetharaman Architect, 10/1, Subbarayar Avenue, Chennai- 600 018.	BY SPEED POST
9.	Thiru.A.Peramaiyan Structural Engineer, New No.31,(Old No.14),Besant Avenue, Adyar, Chennai – 600 020.	BY SPEED POST
10.	Thiru.M.Stalin Site Engineer, No.328,GST Road, Olympia Grande, Pallavaram, Chennai – 600 043.	BY SPEED POST

