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	<p align="center"><b>CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY</b> Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008 Phone : 28414855 Fax: 91-044-28548416 E-mail: <a href="mailto:mcmda@tn.gov.in">mcmda@tn.gov.in</a> Web site: <a href="http://www.cmdachennai.gov.in">www.cmdachennai.gov.in</a></p>
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Letter No. C3(S)/691 /2020

Dated: 29.04.2021

To  
**The Commissioner,**  
Greater Chennai Corporation,  
Chennai – 600 003.

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission Application for the proposed construction of High Rise Building (HRB) for Residential purpose consist of **2** Blocks; **Block A:** Extended Double Basement floor + Stilt floor + 1<sup>st</sup> floor to 15 floors with 59 Dwelling units and **Block B:** Ground Floor + 1<sup>st</sup> Floor (Game Room, GYM) + 2<sup>nd</sup> Floor (Indoor Games) + 3<sup>rd</sup> Floor (Association Room) and Swimming Pool at Ground level availing with **Premium FSI** at New Door No.73, Venkatakrisna Road, Mylapore, Chennai 600 028, Comprising R.S.No.4080/6, Block No.89 of Mylapore Village, Chennai Greater Chennai Corporation applied by **Thiru.T.V. Sathia Narayana (GPA)**- Approved and forwarded to local body for issue of building license - Regarding.

31/6/21

சென்னை மாநகராட்சி

- Ref:
- ✓ 1. Planning Permission Application received in the APU No. CMDA/PP/HRB/S/691/2020, dated 30.12.2020.
  - ✓ 2. Minutes of the 260<sup>th</sup> MSB Panel Meeting held on 09.02.2021.
  - ✓ 3. This office letter even No. dated 18.02.2021 addressed to the Government.
  - ✓ 4. NOC from Police (Traffic) in letter Rc.No.Tr./License/97/3178/2021, dated 18.02.2021.
  - ✓ 5. NOC from AAI in CHEN/SOUTH/B/012220/438821 dated 24.02.2020.
  - ✓ 6. NOC from DF&RS in letter R.Dis.No.1011/C1/2021, PP NOC. No.20/2021, dated 26.02.2021.
  - ✓ 7. Clarification issued by Member Secretary, TNSCZMA & Director, Dept of Environmental in letter R.C.No.P1/1935/2020, dated 01.10.2020.
  - ✓ 8. Applicant letter Dated 12.02.2021 along with copy of CRZ map and along with the report issued by IRS Anna University, Chennai-25.
  - ✓ 9. Government Letter (Ms) No. 67, H&UD (UD1) Department dt.26.02.2021
  - ✓ 10. Structural design report & Drawing vetted by PWD dated 23.02.2021
  - ✓ 11. This office letter (DC advice) even No. dated 31.03.2021
  - ✓ 12. Applicant letter dated 09.04.2021 (DC remittance) along with undertaking to abide the condition of Government agencies.





13. The Commissioner, Greater Chennai Corporation in Letter WDC No. DA/WDCN 09/00018/2021, dated 04.03.2021(Approved Demolition Plan)
14. NOC from PWD in Letter No.DB/T5(3)-NOC-(Mylapore village)/2021 / Dated 31.03.2021
15. Bank Guarantee furnished for Rs. 30,30,000/-(Rupees Thirty Lakhs and Thirty thousand only) vide BG No.PBGI00912100035 dated 09.04.2021 valid upto 08.04.2026 Security Deposits for Building issued by RBL Bank, T.Nagar Branch.
16. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
17. G.O.(Ms).No.18 MAWS Department, dated 04.02.2019.

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Planning Permission Application for the proposed construction of High Rise Building (HRB) for Residential purpose consist of **2** Blocks; **Block A:** Extended Double Basement floor + Stilt floor + 1<sup>st</sup> floor to 15 floors with 59 Dwelling units and **Block B:** Ground Floor + 1<sup>st</sup> Floor (Game Room, GYM) + 2<sup>nd</sup> Floor (Indoor Games) + 3<sup>rd</sup> Floor (Association Room) and Swimming Pool at Ground level availing with **Premium FSI** at New Door No.73, Venkatakrishna Road, Mylapore, Chennai 600 028. Comprising R.S.No.4080/6, Block No.89 of Mylapore Village, Chennai Greater Chennai Corporation applied by **Thiru.T.V. Sathia Narayana (GPA)** 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 11<sup>th</sup> cited, including compliance of conditions imposed by the Government agencies in the reference, 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup> & 14<sup>th</sup> cited and subject to the condition:

2. The applicant has remitted the following charges in letter dated 09.04.2021 vide receipt No. B0018989, dated 09.04.2021.

Sl. No.	Charges	Amount remitted
1	Development charge for building under Sec.59 of the T&CP Act, 1971	<b>Rs.2,30,000/-</b> (Rupees Two Lakh and Thirty Thousand only)
2	Balance Scrutiny fee	<b>Rs.30,000/-</b> (Rupees Thirty Thousand Only)
3	Regularization charges	<b>Rs.3,50,000/-</b> (Rupees Three Lakh and Fifty Thousand Only)
4	Open Space and Reservation Charges	<b>Rs.33,00,000/-</b> (Rupees Thirty Three Lakh only)
5	Security Deposit for Building	<b>Rs.30,30,000/-</b> (Rupees Thirty Lakh and Thirty Thousand only) Bank Guarantee in No.PBGI00912100035, dated 09.04.2021 RBL bank Limited, T.Nagar.
6	Security Deposit for Display Board	<b>Rs.10,000/-</b> (Rupees Ten Thousand only)



7	IDC (for CMWSSB)	<b>Rs.29,10,000/-</b> (Rupees Twenty Nine Lakhs and Ten Thousand only)
8	Infrastructure & Amenities charges	<b>Rs.42,80,000/-</b> (Rupees Forty Two Lakh and Eighty Thousand only)
9	Shelter Fee	<b>Rs.79,95,000/-</b> (Rupees Seventy Nine Lakh and Ninety Five Thousand only)
10	Premium FSI	<b>Rs.1,46,70,000/-</b> (Rupees One Crore and Forty Six Lakh Seventy Thousand only)

3. The applicant has furnished the bank guarantee from RBL bank Limited, T.Nagar branch, Chennai – 600 017. in Bank Guarantee in No.PBGI00912100035 dated 09.04.2021 valid upto 08.04.2026 for the period of 5 years. for Rs. **Rs.30,30,000/-**(Rupees Thirty Lakhs and Thirty thousand only) towards Security Deposit for Building.

4.The Applicant has also furnished an undertaking in letter dated 09.04.2021 cited to abide by the terms and conditions put forth by Police (Traffic), DF&RS , AAI , PWD and Environmental Clearance the conditions imposed by CMDA in the reference 11<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.

6. 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 TNCD & BR 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.

The Applicant has also obtained structural design report & drawings vetted by PWD in the reference 10<sup>th</sup> cited.

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. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent authority.

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

10. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority.

11. The Executive Authority of Local Body before issuing Building Permit for the construction of new building shall ensure if it has a provision in the building design itself for an insulated pipeline from the rooftop in the building to various distribution points where hot water is required. The new building shall have provision for continuous water supply to the solar water heating system. The new building shall also have open space on the roof top to receive direct sun light. The load bearing capacity of the roof shall atleast be 50 Kilogram per Sq.m. All new buildings shall have solar assisted water hearing system installed before they are utilized for business or other activity.

The capacity of solar water assisted water heating system to be installed shall be decided in consultation with the Executive Authority. The recommended minimum capacity shall not be less than 25 Litres per person per day for each bath room and kitchen subject to the condition that maximum of 50 percent of the total roof area is provided with the system as per norms to be fixed by the Tamil Nadu Energy Development Agency from time to time.

**12. The applicant shall reserve 1/3<sup>rd</sup> open Terrace Area for erection of Solar Photo Voltaic Panel and the same has to be ensured before issue of Completion Certificate**

**13. As per G.O.(Ms) No.112, H&UD Department dt.22.06.2017, the 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.**

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

15. This Planning Permission is issued under New Rule TNCD&BR 2019 subject to final outcome of the W.P.(MD) No. 8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

16. The applicant is requested to intimate the Enforcement Cell, CMDA at all the stages of construction of building viz., namely (i) Commencement of construction, (ii) Plinth level and (iii) Last Storey and apply for Completion Certificate along with order of continuance accorded for different stages by CMDA.

17. The conditions stipulated in TNCD&BR-2019 for swimming pool has to be complied before issue of Completion Certificate.

18. Two sets of approved plans numbered as C/PP/MSB/25(A to D)/2021, dated .04.2021 in Planning Permit No.13275 are sent herewith. The Planning Permit is valid for the period from .04.2021 to .04.2026.

19. 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,

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O/V For MEMBER-SECRETARY

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

**Copy to:**

1.	<b>Thiru.T.V. Sathia Narayana (GPA)</b> No.12, Janakiammal Street, West Mambalam, Chennai – 600 033.	
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 Managing Director,</b> CMWSSB, No.75, Santhome High Road, MRC Nagar, R.A.Puram, Chennai-28.	(With one set of approved plans)
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.Venkatakrishnan</b> No.18, 3 <sup>rd</sup> Seaward Road, Valmiki Road, Thiruvanmiyur, Chennai – 600 041.
9.	<b>N.CHANDRU M.E.M.I.E.</b> Structural Engineer, A 20, 100 feet Road, Hindu Colony, Nanganallur, Chennai – 600 061.
10.	<b>Thiru. P. Senthil Kumar</b> 3/66, Koil Street Melpatti, Kamaraj Nagar, Vellore, Tamil Nadu – 635 805.