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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008

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E-mail: mcmda@tn.gov.in Web site: www.cmdachennai.gov.in

Letter No C3(S)/703/2016

Dated : 12.10.2017

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 to the earlier approved plan for the construction of Double Basement floor + Stilt floor + 1st floor to 6th floor – Shopping Mall & Multiplex theatres at Survey No. 69/5A1, 5A2, 6A1, 6A2 of **Okkiyam Thoraipakkam village**, MMRD Road & Old Mahabalipuram Road, Chennai – applied by **Thiru.B.Ragavendra Reddy (GPA) & Thiru.A.S.Rasheed and Tmt.M.Hijabunissa** – Approved and forwarded to Local Body for issue of Building License – Reg.

Ref

1. Planning Permission Application received in APU No. MSB/2016/000014 dt.06.01.2016.
2. Earlier Planning Permission issued in Planning Permission No. C/PP/MSB-IT/56 A to J/2010, Permit No. 5913 vide file No. C3/5427/2009 dt.17.08.2010
3. Earlier Planning Permission issued in Planning Permission No. C/PP/MSB_IT/63 A to N/2012 dt.09.10.2012, Permit No. 7140 vide File No. C3/4432/2011 dt.09.10.2012.
4. AAI NOC Letter Ref No. AAI/SR/NOC/RHQ Case No. MM 094/2011 dt.31.01.2011.
5. CMWSSB NOC Letter No.CMWSSB/P&D/EE-III/STP/128 (2010-11)/2011 dt.27.01.2011.
6. DF&RS NOC Letter K.Dis. No. 1792/C1/2011 dt.23.02.2011.
7. Applicant letter dt.11.03.2014 & 30.06.2016
8. DF&RS Amendment Letter R.Dis. No. 7308/C1/2016 dt.28.06.2016.
9. AAI NOC Letter NOC ID : CHEN/SOUTH/B/052416/128241 dt.24.05.2016.
10. Applicant letter dt.28.10.2016, 15.11.2016, 21.11.2016 & 16.12.2016.
11. Agenda & Minutes of 234th MSB Panel meeting held on 23.01.2017.
12. Government Order No. 51, H&UD (UD 1) Department dt.20.03.2017.
13. This office letter even No. dt.24.03.2017.
14. DF&RS Letter R.Dis. No. 6137/C1/2017 dt.07.04.2017.
15. This office DC advice letter even No. dt.20.04.2017.
16. Traffic Police Letter Rc. No. Tr./License/394/8039/2017 dt.30.05.2017.



17. Applicant letter dt.08.06.2017 (Remittance of DC & other charges)
18. This office letter even No. dt.12.06.2017 (Demand Draft forwarding to CMWSSB)
19. Traffic Police NOC Letter Rc. No. Tr./License/655/14794/2017 dt.06.09.2017.
20. Applicant letter dt.18.09.2017 enclosing Revised plans and undertakings.
21. G.O Ms. No.112, H&UD Department, dated 22.06.2017 and Government letter No.TNRERA/261/2017, dated 09.08.2017.

The Planning Permission Application received in the reference 1st cited for the revision to the earlier approved plan for the construction of Double Basement floor + Stilt floor + 1st floor to 6th floor – Shopping Mall & Multiplex theatres at Survey No. 69/5A1, 5A2, 6A1, 6A2 of **Okkiyam Thoraipakkam village**, MMRD Road & Old Mahabalipuram Road, Chennai – applied by **Thiru.B.Ragavendra Reddy (GPA) & Thiru.A.S.Rasheed and Tmt.M.Hijabunissa** has been examined and Planning Permission issued based on the Government approval accorded in the reference 12th cited subject to the usual conditions put forth by CMDA including compliance of conditions imposed by the Government agencies in the references 6th, 8th, 9th, 14th, 15th, 18th & 19th cited.

2. The applicant in the reference 17th cited has remitted the following charges:

Sl. No	Charges	Receipt No. & Date	Amount
1.	Development Charges	B004720 dt.08.06.2017	Rs.10,000/- (Rupees Ten thousand only)
2.	Balance Scrutiny Fee		Rs.22,000/- (Rupees twenty two thousand only)
3.	Security Deposit (For Building)		Rs.47,00,000/- (Rupees Forty Seven lakh only)
4.	Security Deposit for Display Board		Rs.10,000/- (Rupees Ten thousand only)
5.	Infrastructure & Amenities Charges		Rs.13,75,000/- (Rupees Thirteen lakh and seventy five thousand only)
6.	Flag Day	9122343 to 9122347	Rs.500/- (Rupees Five hundred only)

3. The applicant has also furnished the following Demand Draft in favour of MD, CMWSSB towards IDC payable to CMWSSB:

Sl. No.	D.D. No.	Drawn at	Amount
(i)	041504	Andhra Bank,	Rs.3,00,000/- (Rupees Three lakh only)
(ii)	041505	Chennai Main	Rs.9,00,000/- (Rupees Nine lakh only)
(iii)	041506	Branch	Rs.9,00,000/- (Rupees Nine lakh only)
Total			Rs.21,00,000/- (Rupees Twenty one lakh only)

The above Demand Drafts were sent to the Managing Director, CMWSSB in the reference 18th cited.



4. The applicant has furnished an undertaking in the reference 20th cited to abide by the terms and conditions put forth by CMDA, Traffic Police, DF&RS, AAI, IAF.

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

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 plan and violation of Development Regulations and enforcement action will be taken against such development.

7. 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.

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 the 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. Also, 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.

10. As per the provisions of the Tamil Nadu Real Estate (Regulations and Development) Rules, 2017, 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.

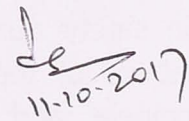
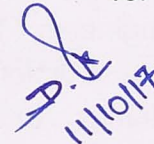
11. Two sets of approved plans numbered as **C/PP/MSB/41(A & N)/2017, dated .10.2017** in **Planning Permit No. 11169** are sent herewith. The Planning Permit is valid for the period from **.10.2017** to **.10.2022**.

12. 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. **Thiru.B.Ragavendra Reddy (GPA) & Thiru.A.S.Rasheed and Tmt.M.Hijabunissa.**
B.S.R. Janus, New No. 28, Tank Bund Road, 2nd Floor
Nungambakkam, Chennai – 600 034.
Mobile No. 9840888999
e-mail ID : bommiraghava@yahoo.co.in



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2. **The Deputy Planner,** (With one set of approved plans)
Enforcement Cell (South), CMDA,
Chennai-600 008. EC (S-II) 20/10/17
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3. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai-600 034.
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4. **The Director of Fire & Rescue Service** (With one set of approved plans)
Greams Road, Chennai-600 006.
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5. **The Chief Engineer, CMWSSB,**
No.1 Pumping Station Road, Chintadripet,
Chennai-600 002.
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6. **The Additional Deputy Commissioner of
Police (Traffic),**
Vepery, Chennai-600 007.
-
7. **The Chief Engineer,**
TNEB, Chennai-600 002.
-
8. **Anushya MSS M.Arch.,
Registered Architect,**
Council of Architecture CA/2010/47799
No.38/74, Bazullah Road,
T.Nagar, Chennai – 600 017.
Phone No. 044-28344962
e-mail ID : srinivasaenterprises@gmail.com
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9. **Thiru.M.Venkata Subba Rao, B.E., M.E.,
Civil and Structural Engineer,**
Licensed Surveyor, Class – I (99),
Corporation of Chennai,
No.38/74, Bazullah Road,
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10. **Thiru.Pravin Kumar, B.E.,
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Mobile No. 9940669699
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