

BY REGISTERED POST WITH ACK-DUE



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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Letter No. C3 (S)/7588/2018

Dated: 20 .09.2021

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 consisting of Triple Basement Floor (4 level puzzle parking in 3rd Basement floor) + Ground Floor + 10 floors for Commercial (office) usage with **Premium FSI** at Old Door No. 492-497, New Door No. 636, Anna Salai, Teynampet, Chennai – 600 018, comprising in R.S.No.3830/1, 3831/2, 3832, Block No.75 of Mylapore Village and R.S.No. 3865/2, Block No.76 of Mylapore Village within the limits of Greater Chennai Corporation applied by **M/s. IndusInd Bank Ltd**- Approved and forwarded to local body for issue of building license - Regarding.

- Ref:
1. Planning Permission Application received in the SBC No. CMDA/PP/MSB/S/0531/2018, dated 08.11.2018.
 2. Earlier Planning Permission issued in CMDA letter No. C3/15700/2003 dated 01.03.2004, Planning Permission No. C/PP/MSB/6 A to F/2004 dated 26.02.2004, Permit No.000383 (Government letter (Ms) No.402 dated 11.12.2003).
 3. NOC from Police (Traffic) in Rc. No. Tr. / License / 1451 / 31618 / 2018, dated 27.12.2018.
 4. Minutes of 247th MSB Panel meeting held on 10.01.2019.
 5. Design sufficiency certificate for STP dated 29.03.2019.
 6. NOC from AAI in letter No. CHEN / SOUTH / B / 043019 /392037, dated 06.05.2019.
 7. Approved Demolition plan issued by GCC in WDC No. DA/WDC No.09/00196/2019 dated 28.06.2019.
 8. Minutes of the CSO meeting held on 01.12.2020.
 9. This office letter even No. dated 11.12.2020 addressed to the Government.
 10. NOC from DF&RS in R.Dis.No.21830/C1/2018 PP.NOC. NO.32/2019 dated 27.02.2019. (Amendment issued in R. Dis No. 14448 / C1 / 2020 dated 07.01.2021).
 11. Government Letter (Ms) No. 07, H&UD Department dated 11.01.2021.

12. This office letter (DC advice) even No. dated 17.02.2021.
13. Applicant Letter dated 03.08.2021 & 13.08.2021.
14. Structural drawing design & report vetted by PWD dated 07.04.2021.
15. NOC from PWD in letter No. DB/T5(3)/F-Mylapore IndusInd Bank /2021, dated 09.04.2021.
16. Applicant letter dated 23.04.2021, 30.06.2021, 03.09.2021 & 06.09.2021 along with undertaking deeds and DC remittance receipt.
17. Street alignment portion to an area of 281.02 Sq.m. gifted through Registered Gift deed document No. 799 / 2021, dated 30.07.2021 and UO note No. TDR/8011/2021, dated 16.08.2021.
18. NOC from CMRL in letter No. CMRL / NOC / 626 / 2 / 2019 dated 22.03.201 and in letter No. CMRL /CON/DES/229/2021 dated 27.08.2021.
19. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
20. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and The Government letter No. TNRERA / 261 / 2017, dated 09.08.2017.
21. G.O.(Ms).No.18 MAWS Department, dated 04.02.2019.

The Planning Permission Application for the proposed construction of High Rise Building consisting of Triple Basement Floor (4 level puzzle parking in 3rd Basement floor) + Ground Floor + 10 floors for Commercial (office) usage with **Premium FSI** at Old Door No. 492-497, New Door No. 636, Anna Salai, Teynampet, Chennai – 600 018. comprising R.S.No.3830/1, 3831/2, 3832, Block No.75 of Mylapore Village & R.S.No. 3865/2, Block No.76 of Mylapore Village applied by **M/s. IndusInd Bank Ltd** has been examined and Planning Permission is issued based on the Government approval accorded in the reference 11th cited subject to the usual conditions put forth by CMDA in reference 12th cited, including compliance of conditions imposed by the Government agencies in the reference 3rd, 6th, 10th, 15th & 18th cited.

2. The applicant has remitted the following charges in the reference 16th cited, in receipt No. B0018735, dated 04.03.2021.

Sl. No.	Charges	Amount remitted
1	Development charge for building under Sec.59 of the T&CP Act, 1971	Rs.3,75,000/- (Rupees Three Lakh and Seventy Five Thousand Only)
2	Balance Scrutiny fee	Rs.35,000/- (Rupees Thirty Five Thousand Only)
3	Regularization charges	Rs.3,10,000/- (Rupees Three Lakh and Ten Thousand Only)
4	Security Deposit for Building	Rs.50,25,000/- (Rupees Fifty Lakh and Twenty Five Thousand Only)
5	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten Thousand only)
6	IDC (for CMWSSB)	Rs.24,10,000/- (Rupees Twenty Four Lakh and Ten Thousand Only)
7	Infrastructure & Amenities charges	Rs.78,25,000/- (Rupees Seventy Eight Lakh and Twenty Five Thousand Only)



8	Shelter Fee	Rs.1,22,25,000/- (Rupees One Crore, Twenty Two Lakh and Twenty Five Thousand Only)
9	Premium FSI Charges	Rs.2,24,00,000/- (Rupees Two Crore and Twenty Four Lakh only)

3. The Applicant has also furnished an undertaking in the reference 16th cited to abide by the terms and conditions put forth by Police (Traffic), AAI, DF&RS, PWD, & CMRL and the conditions imposed by CMDA in the reference 12th cited.

4. The applicant has gifted the Street alignment portion to an area of 281.02 Sq.m. gifted through Registered Gift deed document No. 799 / 2021, dated 30.07.2021 and UO note No. TDR/8011/2021, dated 16.08.2021 received from TDR division.

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 furnished the Structural Drawings & report vetted by PWD in the reference 14th 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 1/3rd 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. Two sets of approved plans numbered as **C/PP/MSB/49(A to J)/2021, dated .09.2021** in **Planning Permit No.13299** are sent herewith. The Planning Permit is valid for the period from **.09.2021 to .09.2026**.

18. 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]
2019

For **MEMBER-SECRETARY**

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

[Handwritten notes and dates]
27.9.2021 / 29/9/2021 / 29/9/2021

Copy to:

1.	M/s. IndusInd Bank Ltd, No.34/115, G.N.Chetty Road, T.Nagar, Chennai – 600 017.	
2.	The Deputy Planner, Enforcement Cell (South), CMDA, Chennai-600 008.	(With one set of approved plans)
3.	Director of Fire and Rescue Service, No.17, Rukumani laksmipathy salai, Egmore, Chennai-600 008.	(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.75, Santhome High Road, MRC Nagar, RA Puram, Chennai-600 028.	(With one set of approved plans)
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. K.Shiva Shankar (Architect) CMDA Reg No. RA/GR-I/19/03/067, No.6/25, First Street, Cenotaph Road, Teynampet, Chennai – 600 018.	BY SPEED POST



9.	Dr.Alex Jacob , (Structural Engineer) CMDA Reg No. SE/Gr.I/19/02/001, No.41A, Beach Road, Kalakshetra Colony, Chennai – 600 090.	BY SPEED POST
10.	Thiru.R.Govindaraj , (Site Engineer) CMDA Reg No. CE/19/03/052, 2/418, Kamalam Road, 2 nd street, Nanmangalam, Chennai.	BY SPEED POST

