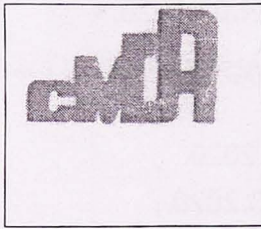


BY REGISTERED POST WITH ACK-DUE



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. C3 (S)/969/2019

Dated: .12.2020

To

The Commissioner,

Greater Chennai Corporation,

Chennai – 600 003.

Sir,

Sub: CMDA – Area Plans Unit – MSB (South) Division – Planning Permission Application for the proposed construction of **High Rise Building** consisting of Stilt floor+ 8 floors for Residential with 72 Dwelling Units availing with **Premium FSI** at Old Door No. 21 L, New Door No. 17, West Jones Road and Perumal Koil West Mada Street, West Saidapet, Chennai – 600 015. Bearing Old Survey No.92/1 pt, T.S. No.46/2 & 46/3, Block No.8 of Saidapet Village within Greater Chennai Corporation limit. – Applied by **M/s. Rajarathinam Constructions Private Limited** Represented by Managing Director Thiru. **A. Rathinam** – Approved and forwarded to local body for issue of building license - Regarding.

- Ref:
1. Planning Permission Application received in the SBC No. MSB/S/969/2019, dated 04.10.2019.
 2. Earlier Planning Permission Approved by CMDA, in letter No.BC1/572/2015, (Planning Permission in B/Spl.Bldg/26 A to I/2018, Permit No.11835) dated 12.02.2018.
 3. Street Alignment portion to an area of 131.10 Sq.m. has been gifted to CMDA vide Doc No.7305/2017 dated 11.07.2017.
 4. Agenda & Minutes of the 254th MSB Panel Meeting held on 12.11.2019.
 5. CMWSSB Letter No. CMWSSB/Co-ordination/CMDA/2019 dated 13.12.2019 for ~~71 Dwelling units~~.
 6. Applicant letter dated 06.12.2019 & 11.12.2019.
 7. This office letter even No. addressed to the Government dated 06.01.2020.
 8. Government Letter (Ms) No.32, H&UD (UD1(1) dept., dated 03.02.2020.
 9. CMWSSB Letter No. CMWSSB/SE(North)/Regn/Spl/19/2020 dated 10.01.2020 for ~~72 Dwelling units~~.

10. Applicant letter dated 19.02.2020.
11. NOC from AAI in CHEN/SOUTH/B/021720/450230 dt.24.02.2020. ✓
12. This office letter even No. dated 28.02.2020 addressed to SRO, Saidapet.
13. SRO, Saidapet letter No.112/ORB/2020-1 dated 04.03.2020.
14. NOC from IAF in TAM/5218/1/ATC (PC-07/20) dt.06.03.2020.
15. NOC from Police (Traffic) in Rc.No.Tr./License/314/5275/2020, dated 12.03.2020.
16. NOC from DF&RS in R.Dis.No.17203/C1/2019, PP. NOC.No.26/2020 dated 18.03.2020.
17. This office DC advice letter even No. dated 20.3.2020.
18. Applicant letter dated 06.05.2020, 20.05.2020.
19. Amendment NOC from DF&RS in R.Dis.No.6418/C1/2020, dated 10.09.2020.
20. Applicant letter dated 13.11.2020 with remittance of DC & other charges along with undertakings and earlier Approved plans & Permit.

The Planning Permission Application for the proposed construction of High Rise Building consisting of Stilt floor+ 8 floors for Residential with 72 Dwelling Units with availing **Premium FSI** at Old Door No. 21 L, New Door No. 17, West Jones Road and Perumal Koil West Mada Street, West Saidapet, Chennai – 600 015. Bearing Old Survey No.92/1 pt, T.S. No.46/2 & 46/3, Block No.8, Saidapet Village within Greater Chennai Corporation limit has been examined and Planning Permission is issued based on the Government approval accorded in the reference 8th cited, including compliance of conditions imposed by the Government agencies in the reference 11th, 14th, 15th, 16th & 19th cited.

2. The applicant has remitted the following charges in letter dated 13.11.2020 vide Receipt No. B0017820, dated 11.11.2020.

Sl. No	Charges	Total Amount	Earlier remitted charges in File No.BC1/572/2015 receipt No. B006217, dated: 14.12.2017	Balance Amount remitted vide receipt No B0017820, dated: 11.11.2020.
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.1,45,367/- (Rupees One Lakh Forty Five Thousand Three hundred and Sixty seven only)	Rs.1,99,490/- (Rupees One Lakh Ninety nine Thousand Four hundred and Ninety only)	-Nil-

ii)	Balance Scrutiny fee	-	-	Rs.20,000/- (Rupees Twenty thousand only)
iii)	Regularisation charges	-	Rs.2,38,970/- (Rupees Two Lakhs Thirty Eight Thousand, Nine hundred and Seventy only)	DNA
iv)	OSR charges	-	Earlier approved by Corporation of Chennai vide No.SD/WDC 09/0282/2006 dated 07.07.2006 for Rs.2,31,000/-	DNA
v)	Security Deposit for Building	Rs. 19,50,000 /- (Rupees Nineteen Lakh Fifty Thousand Five hundred and six only)	Rs.17,40,000/- (Rupees Seventeen Lakhs and Fourty Thousand only)	Rs.2,10,000/- (Rupees two Lakhs and Ten thousand only)
vi)	Security Deposit for Display Board	-	-	Rs.10,000/- (Rupees Ten Thousand Only)
vii)	Infrastructure & Amenities charges	Rs.33,32,150/- (Thirty Three Lakh Thirty Two Thousand One Hundred and Fifty only)	Rs.20,57,150/- (Rupees Twenty Lakhs Fifty Seven Thousand One Hundred and Fifty only)	Rs.12,75,000/- (Rupees Twelve Lakhs and seventy five thousand only)
viii)	Premium FSI Charges	-	-	Rs.5,35,50,000 /- (Rupees Five Crores thirty five Lakh and fifty thousand only)
ix)	MIDC charges for CMWSSB	Rs.17,02,700/- (Seventeen Lakh Two Thousand and Seven Hundred only)	Rs.10,52,700/- (Rupees Ten Lakhs Fifty Two Thousand and Seven Hundred only)	Rs.6,50,000/- (Rupees Six Lakhs and fifty thousand only)
x)	Shelter Fee	-	-	Rs.35,20,000/- (Rupees Thirty five Lakhs and Twenty thousand only)
xi)	Flag day Fee (Cash receipt No.	-	-	Rs.500/- (Rupees Five Hundred only)



3. The Applicant furnished an undertakings in letter dated 13.11.2020 to abide by the terms and conditions put forth by AAI, Police (Traffic), DF&RS & IAF the conditions imposed by CMDA in the reference 20th cited.

4. 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.

5. The Local Body is requested to ensure water supply and sewerage 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 harvesting structures shown in the approved plan to the satisfaction of the Authority will also be considered as a deviation to the approved plan and violation of Development Regulation and enforcement action will be taken against such development. The sewage Treatment plant should be maintained by the applicant / developer till handing over to the residents association.

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

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. 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.

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

11. As per the transitory provisions (Rule No.73) of TNCD&BR 2019, the Planning Permission Application was processed under Development Regulations of Second Master Plan.

12. Applicant shall not commence construction without building approval from the local body concerned. Applicant also has to erect temporary lightning arrester during the entire construction phase of the project.



13. Two sets of approved plans numbered as **C/PP/MSB/46(A to D)/2020**, dated: **21.12.2020** in **Planning Permit No. 13248** are sent herewith. The Planning Permit is valid for the period from **21.12.2020** to **20.12.2025**. Earlier Planning Permission issued in the reference 2nd cited is stands cancelled.

14. 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. **M/s. RAJARATHINAM CONSTRUCTIONS PRIVATE LIMITED**
Represented by its Managing Director A.RATHINAM
No.20, Anderson Road, Ayanavaram,
Chennai – 600 023.
2. **The Deputy Planner, Central** (With one set of approved plans)
Enforcement Cell (South), CMDA,
Chennai-600 008.
3. **The Director of Fire & Rescue Service** (With one set of approved plans)
No.1, Greams Road, Chennai-600 006.
4. **The Additional Commissioner of Police (Traffic), Greater Chennai,**
Vepery, Chennai-600 007.
5. **The Chief Engineer, CMWSSB,** (With one set of approved plans)
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.

395

8. **Thiru.A.SANTHOSH B.Arch.M.H.**

G2,Colts view apartments,
Maduvankarai, Guindy,
Chennai – 600 032.

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9. **Thiru.B.B.BOPAYYA**

Structural Engineer
Old No.66,New No.26, Halls Road,
Kilpauk,
Chennai-600 010.

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10. **Thiru.S.KARTHIKEYAN B.E,MBA (Site Engineer),**

No.20,Anderson Road,
Ayanavaram,
Chennai - 600 023.

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