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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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Letter No. C3(S)/991/2019

Dated: .09.2020

To

The Commissioner,

Pallavaram Municipality.

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission Application for the Proposed construction of High Rise building with Extended Basement floor (Two wheeler parking) + Stilt floor (Mechanized parking) + 10 floors Commercial (Office) Building at Thoraipakkam Pallavaram Radial road, Pallavaram , Chennai - 600 043, bearing S.No. 93/5A2, T.S. No. 6/1, Block No. 29, Ward No.C of Zamin Pallavaram village applied by **M/s. Shakthi Electricals Chennai Pvt 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/HRB/S/0991/2019, dated 16.10.2019.
 2. ✓ NOC from Highways in letter No.334/2013/JDO-3/dated 12.09.2013
 3. ✓ NOC from IAF in letter No.TAM/5218/1/ATC(PC - 43/19), dated 28.08.2019.
 4. ✓ NOC from AAI in letter No.CHEN/SOUTH/B/080519/421006, dated 12.09.2019.
 5. ✓ Minutes of the 254th MSB Panel meeting held on 12.11.2019.
 6. ✓ NOC from Tahsildar in letter Mu.Mu.no. 4264 /2019/A1, dated 05.12.2019
 7. ✓ Letter No.CMWSSB/C.E(O&M)-1/MSB-2 dated 20.11.2019
 8. ✓ NOC from Police (Traffic) in letter Rc.No.Tr/License/956/29722/2019, dated 21.12.2019.
 9. ✓ This office letter even No. dated 04.01.2020 addressed to the Government.
 10. ✓ NOC received from PWD in letter No. DB/T5(3)/F-000236 CMDA Zamin Pallavaram/2019 dated 27.01.2020.
 11. ✓ The Government in letter (Ms) No.41, dated 26.02.2020
 12. ✓ NOC from DF&RS in letter R.Dis. No.17546/C1/2019, PP NOC No.21/2020, dated 11.03.2020.



13. This office letter even No. dated 12.03.2020 addressed to the SRO, Pallavaram
14. The SRO, Pallavaram in letter Na.Ka.No. 81/2020, dated 13.03.2020
15. This office letter even (DC advice) No., dated 20.03.2020.
16. Street alignment portion gifted through registered gift deed document No.3612/2020, dated 28.07.2020
17. The applicant letter dated 03.08.2020 with undertakings.
18. G.O. (Ms) No.85, H&UD (UD4(3)) Dept., dated 16.05.2017
19. G.O. (Ms) No.147, H&UD (UD1) Dept., dated 26.10.2018.

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The Planning Permission Application for the Proposed construction of High Rise building with Extended Basement floor (Two wheeler parking) + Stilt floor (Mechanized parking) + 10 floors Commercial (Office) Building at Thoraipakkam Pallavaram Radial road, Pallavaram , Chennai - 600 043, bearing S.No. 93/5A2, T.S. No. 6/1, Block No. 29, Ward No.C of Zamin Pallavaram village applied by **M/s. Shakthi Electricals Chennai Pvt 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 15th cited, including compliance of conditions imposed by the Government agencies in the reference 2nd, 3rd, 4th, 6th, 7th, 8th, 10th & 12th cited subject to the condition **"the Culvert designs shall be obtained from highways Dept. and execute the same for accessing the road as per guideline issued by the highways department before issue of Completion certificate"**.

2. The applicant has remitted the following charges in the reference 17th cited vide Receipt No. B0016384, dated 21.05.2020.

Sl. No.	Charges	Amount to be remitted
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.2,90,000/- (Rupees Two Lakhs and Ninety Thousand Only)
ii)	Balance Scrutiny Fee	Rs.10,000/- (Rupees Ten Thousand Only)
iii)	Regularisation charge for land	Rs.1,50,000/- (Rupees One Lakh and Fifty Thousand Only)
iv)	Security Deposit For Building	Rs.38,60,000/- (Rupees Thirty Eight Lakhs and Sixty Thousand only)
v)	Security Deposit for Display Board	Rs.10,000/- (Ten Thousand only)
vi)	Security Deposit for STP	Rs.1,56,000/- (Rupees One Lakh and Fifty Six Thousand only)
vii)	Infrastructure & Amenities Charges	Rs.58,50,000/- (Rupees Fifty Eight Lakhs and Fifty Thousand only)
viii)	Shelter Fee	Rs.16,60,000/- (Rupees Sixteen Lakhs and Sixty Thousand only)



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3. The Applicant has also furnished an undertakings in the reference 17th cited to abide by the terms and conditions put forth by Police (Traffic), DF&RS, AAI, IAF & PWD and the conditions imposed by CMDA in the reference 15th cited.

4. The applicant has gifted the street alignment portion through registered gift deed document No.3612/2020, dated 28.07.2020. UO note received from TDR division vide UO note No.TDR/6654/2020.

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. 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 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 Tamil Nadu Combined Development Building Rule 2019 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.

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.

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 at least be 50 Kilogram per Sq.m. All new buildings shall have solar assisted water heating 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.



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16. Two sets of approved plans numbered as **C/PP/MSB/28(A to B)/2020**, dated **.09.2020** in **Planning Permit No.13230** are sent herewith. The Planning Permit is valid for the period from **17.09.2020** to **16.09.2025**.

17. 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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For **MEMBER-SECRETARY**

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

Copy to:

Handwritten notes and dates: 17/9/2020, 15/9/2020, 02/09/2020, 10/9/2020, 03/9/2020, 26/9/2020.

1.	M/s Sakthi Electricals Chennai Pvt. Ltd., Old No. 10C, New No. 2A, Madhavamani Avenue, Velachery Main Road, Velachery, Chennai – 600 042.	
2.	The Deputy Planner, Enforcement Cell (South), CMDA, Chennai-600 008.	(With one set of approved plans) 17/9/20
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, Vepey, 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. A.Venkatakrishnan, (Architect) CMDA Reg No. RA/Gr.I//19/03/053, No.18, Third Seaward Road, Valmiki Nagar, Thiruvanmiyur, Chennai 600 041	BY SPEED POST
9.	Thiru.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. S.santhosh, Site Engineer CMDA Reg.No. CE/19/07/505, Old No. 10C, New No. 2A, Madhavamani Avenue, Velachery Main Road, Velachery, Chennai – 600 042.	BY SPEED POST