

**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](mailto:mscmda@tn.gov.in)Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)**Letter No. C3 (S)/055/2019****Dated: 11.02.2021**

To

The Commissioner,  
Pallavaram Municipality,  
Chennai.

Sir,

Sub: CMDA – Area Plans Unit – MSB (South) Division – Planning Permission Application for the alteration & revision to the earlier approval for the proposed High Rise Commercial building consist of 4 Basement floor (2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> basement for parking and 1<sup>st</sup> basement for Departmental store) + Ground Floor + 1<sup>st</sup> to 6<sup>th</sup> floors for Commercial building (Show Room) + 7<sup>th</sup> Floor (Office) with 7 Levels Multi-level car parking at Plot No.46, G.S.T Road & Rengasamy street, Chennai bearing Old S.No.407 part, New S.No.407/27A-1, T.S. No. 4/1A2, 4/1B, Block No.8, Ward -'E' of Zamin Pallavaram Village, Pallavaram Municipality, Kancheepuram District – applied by **Thiru. R. VARUN (GPA for Thiru. K.V.P. Sadayandi & 5 others)**. - Approved - Forwarded to Local Body for issue of Building License – Regarding.

- Ref: 1. ✓ Planning Permission Application received in the SBC No. CMDA/PP/MSB/S/0055/2019, dated 07.03.2019.
2. ✓ Earlier Planning Permission was issued in PP No.C/PP/MSB/48(A to F)/2018 in file no. C3(S)/17821/2015 dated 27.11.2018(Govt.(MS) No.07, H&UD Dept., dt 19.01.2018).
3. ✓ Minutes of 249<sup>th</sup> MSB Panel meeting held on 28.03.2019.
4. ✓ This office letter even No. dated 15.04.2019.
5. ✓ Applicant letter dated 02.05.2019 along with revised plan and for the undertaking conditions to abide DF&RS.
6. ✓ Earlier NOC from AAI in CHEN/SOUTH/B/101017/250874 dated 25.10.2017 permissible AMSL 60.85m
7. ✓ Earlier NOC from Police (Traffic) in Rc.No.Tr./License/1447/31443/2017 dated 12.05.2018.
8. ✓ Earlier NOC from IAF in letter TAM/5218/1/ATC dated 27.12.2017
9. ✓ Earlier NOC from IAF in AIR HQ/S 17726/4/ATS(TY BH-NMCD XXXVII) dated 26.04.2016

15/2/21  
DISPATCHED



10. Earlier NOC from DF&RS in R.Dis.No.19245/C1/2017 PP.NOC.NO.37/2018 dated 26.03.2018
11. Shelter Fee interim order in WP No. 15783 of 2018 & WMP No.18764 &18766 of 2018 dated 27.06.2018
12. Judgment in O.S NO.616/2015 dated 6.7.2018 filed before the Additional District Munisiff Court, Alandur
13. This office letter dated 12.07.2019 addressed to The Government.
14. Government Letter G.O.(Ms) No.146 H&UD, dept. dated 04.10.2019.
15. This office letter dated 23.10.2019 addressed to SRO,Pallavaram.
16. Sub Registrar, Registration District of Chennai (South) in Rc.No.455/2019 dated 20.11.2019 regarding Guideline Value.
17. This office (DC advice) letter even No. dated 09.12.2019.
18. Applicant letter dt.10.02.2020 with revised plan (Remittance of DC & other charges).
19. Undertaking to abide by the terms and conditions of Government agencies for the earlier approval dated 17.07.2020.
20. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
21. This office letter even No. dated 19.08.2020 addressed to the applicant.
22. Applicant letter dated 07.10.2020 with revised plan and structural vetted by PWD.
23. This office (Remittance of shelter fee charges) letter even No. dated 16.11.2020.
24. Applicant letter dated 14.12.2020 with cash remittance receipt, revised plan and structural design vetted by PWD.
25. GCC letter No. W.D.C.No.D2/2107/2020 dt.30.12.2020.
26. This office letter even No. dated 19.01.2021 interest for shelter charges addressed to the applicant.
27. Applicant letter dated.21.01.2021 with remittance receipt for interest for shelter charges & 05.02.2021 along with revised plan, Form -B and Form -C.
28. G.O.(Ms).No.18 Municipal Administration & Water Supply (MA-I) Department, dated 04.02.2019.
29. WP(MD) No.8948 of 2019 & WMP (MD) Nos.6912 &6913/2019 dated 12.04.2019.
30. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and The Government letter No. TNRERA/261/2017, dated 09.08.2017.
31. G.O.(Ms) No.85, H&UD (UD4(3)) Dept., dated 16.05.2017.
32. G.O.(Ms) No.86, H&UD Department dated 28.03.2012.

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**Thiru. R. VARUN (GPA for Thiru. K.V.P. Sadayandi & 5 others)** have applied the Planning Permission Application for the alteration & revision to the earlier approval for the proposed High Rise Commercial building consist of 4 Basement floor (2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> basement for parking and 1<sup>st</sup> basement for Departmental store) + Ground Floor + 1<sup>st</sup> to 6<sup>th</sup> floors for Commercial building (Show Room) + 7<sup>th</sup> Floor (Office) with 7 Levels Multi-level car parking at Plot No.46, G.S.T Road & Rengasamy street, Chennai bearing Old S.No.407 part, New S.No.407/27A-1, T.S. No. 4/1A2, 4/1B, Block No.8, Ward -'E' of Zamin Pallavaram Village, Pallavaram Municipality, Kancheepuram District - (FSI area - **13797.85 Sq.m;** Earlier approved FSI area - 12313.47 Sq.m.).

**With reference to the Shelter Fee the applicant has obtained the interim order in WP No. 15783 of 2018 & WMP No.18764 &18766 of 2018 dated 27.06.2018 and furnished an undertaking to the effect that, "In case the final verdict of the writ petition goes against them they have undertaken to pay the Shelter fee mentioned in the advice letter of CMDA".**

(i) **Regarding the Pending of court case in O.S NO.616/2015 before the District Munisiff Court, Alandur and also pending appeal with RDO, Kancheepuram against the orders of RDO, Tambaram & With regard to objection and enquiry conducted by Assistant Land settlement Officer, (Revenue Department) in letter No.Na.Ka.E2 /2563/2017, dated 11.08.2017 and other related court cases if any with respect to the site under reference the applicant has furnished an undertaking stating that they will abide the outcome of the court verdict and if any adverse verdict from the court they will abide the court order and its consequences.**

2. The applicant in the reference 17<sup>th</sup> cited has remitted the following charges in Receipt No. **B0015761** dated **04.02.2020**.

Sl. No.	Charges	Charges already remitted in earlier approval- File No. C3(S)/3330/2015 (Receipt B008297 dated.17.10.2018)	Charges remitted in this Planning Permission Application for alteration & revision to the earlier approval vide Rt. No. B0015761 dt: 4.2.2020
1.	Development Charges	Rs.6,80,000/- (Rupees Six Lakhs Eighty Thousand only)	NIL
2.	Scrutiny fee	Rs.25,000/- (Rupees Twenty Five Thousand only)	<b>Rs.20,000/-</b> (Rupees Twenty Thousand only).
3.	Open Space and Reservation Charges	Rs.3,44,90,000/- (Rupees Three Crores Forty Four Lakhs and Ninety	NIL



		Thousand only)	
4.	Regularisation Charges	Rs.3,85,000/- (Rupees Three Lakhs and Eighty Five Thousand only)	NIL
5.	Infrastructure & Amenities Charges	Rs.92,85,000/- (Rupees Ninety Two Lakhs and Eighty Five Thousand only)	<b>Rs.11,50,000/-</b> (Rupees Eleven Lakhs and Fifty thousand only)
6.	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten thousand only)	<b>Rs.10,000/-</b> (Rupees Ten Thousand only)
7.	Security Deposit for Building	Rs.97,30,000/- (Rupees Ninety Seven Lakhs and Thirty Thousand only)	NIL
8.	SD for STP	Rs.5,30,000/- (Rupees Five Lakhs and Thirty Thousand only)	NIL
9.	Premium FSI	Rs 1,05,20,000/- (Rupees One Crore Five Lakhs and Twenty Thousand only)	NIL
10.	Shelter Fee	Rs.69,63,750/- (Rupees (Sixty Nine Lakhs Sixty Three Thousand and Seven Hundred and Fifty only)	<b>Rs.30,20,000/-</b> (Rupees Thirty Lakhs and Twenty thousand only)

The applicant has remitted the interest of Rs.20,51,349/- (Rupees Twenty Lakh Fifty one thousand Three hundred and Forty nine only) for shelter charges in receipt No.B0018426, dated:21.01.2021.

3. <sup>Earlier</sup> With reference to the Shelter Fee the applicant has obtained the interim order in WP No. 15783 of 2018 & WMP No.18764 &18766 of 2018 dated 27.06.2018.

4. The applicant has furnished an undertaking in the reference 17<sup>th</sup> cited to abide by the terms and conditions put forth by CMDA, Police (Traffic), 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

*17/10/2021*  
shelter fund



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 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.

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. 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, as per the Government orders in the reference 30<sup>th</sup> cited.

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

12. Two sets of approved plans numbered as **C/PP/MSB/05 (A to H)/2021** dated **09.02.2021** in **Planning Permit No.13255** are sent herewith. The Planning Permit is valid for the period from **09.02.2021** to **10.02.2026**.

13. This approval is not final. The applicant has to approach the Commissioner, Pallavaram Municipality for issue of Building Permit under the Local Body Act.

Yours faithfully,

2/11  
For **Member Secretary**  
09.02.2021  
10/02/2021  
11/02/2021

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

Copy to:

1. **R.VARUN** (GPA for Thiru.K.V.P.Sadayandi & 5 others)  
No.21/12, Cresant street,  
ABM Avenue, Raja Annamalaipuram,  
Chennai – 600 028.
2. The Deputy Planner, (With one set of approved plans)  
Enforcement Cell (South), CMDA,  
Chennai-600 008.
3. The Commissioner of Income Tax  
No.108, Mahatma Gandhi Road,  
Nungambakkam, Chennai-600 034.
4. The Director of Fire & Rescue Service (With one set of approved plans)  
Greams Road,  
Chennai-600 006.
5. The Chief Engineer, CMWSSB,  
No.1 Pumping Station Road, Chintadripet,  
Chennai-600 002.
6. The Additional Deputy Commissioner of  
Police (Traffic),  
Vepery, Chennai-600 007.
7. The Chief Engineer,  
TNEB, Chennai-600 002.
8. Thiru. Arvandan Rangan (By speed post)  
Registered Architect,  
CA/1991/14238  
No.17/35,II Main Road ,Gandhi Nagar,  
Adayar, Chennai 600 020.
9. B.S.Muralidhara, B.E (Civil),M.Tech., (By speed post)  
Structural Engineer  
Licensed Surveyor Class– I, No.1808  
No.827, II Floor , North Wing, Dhun  
Building, Anna Salai, Chennai – 600 002

