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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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Chennai - 600 008

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Letter No. C3(S)/10213/2018

Dated: 10 .01.2020

To

The Commissioner,

Greater Chennai Corporation,
Chennai – 600 003.

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission Application for Proposed additional construction of 5th floor + 6th floor (part) to 12th floor (part) over the already approved Basement floor + Ground floor + 4 floors - **Metro Head Quarters Block**; and revision in **Type A**: Ground floor + 5 floors – Residential Quarters with 10 Dwelling units; and **Type B**: Ground floor + 9 floors – Residential Quarters with 30 Dwelling units; (Totally 40 Dwelling units) & **Utility Block** : Ground floor + 1st floor at Anna Salai, Nandanam, Chennai bearing T.S.No.3871/1 pt. & 3871/3 part, Block No. 76 of Mylapore village applied by **The Chief General Manager (Operation), CMRL** - Approved and forwarded to local body for issue of building license - Regarding.

- Ref:
1. Planning Permission Application received in the APU No. MSB/300 /2018, dated 21.06.2018.
 2. Earlier Planning Permission was issued by this office vide PP No. C/PP/MSB/06 (A to W) /2018; dated 14.2.2018 – Permit No. 11194 in file No. C3(S)/16226/2015.
 3. CMRL letter No. CMRL/MHQ/1267001/165/2017, dated 29.06.2018.
 4. NOC from AAI in letter No. CHEN/SOUTH/B/113017/264858, dated 06.12.2017.
 5. NOC from IAF in letter No. TAM/5218/1/ATC, dated 20.12.2017
 6. Agenda & Minutes of the 242th MSB Panel meeting held on 04.07.2018
 7. CMRL letter No. CMRL/MHQ/1267001/169/2018, dated 12.09.2018.
 8. This office letter even No dated 27.09.2018 addressed to the Government.



9. NOC from DF&RS in letter R.Dis No. 11796/ C1/2018, PP.NOC No.135/2018, dated 12.10.2018.
10. Environment Clearance from SEIAA in letter No. SEIAA/TN/F.6675/EC/8(a)/664/2019, dated 18.10.2019.
11. NOC from Police (Traffic) in letter Rc.No.Tr/License/1161/25735/2018, dated 19.11.2018.
12. The Government letter (Ms) No.08, H&UD Dept, dated 11.01.2019.
13. This office (DC advice)letter No., dated 09.02.2019.
14. CMRL letter No. CMRL/MHQ/1267001/171/2019, dated 12.03.2019, CMRL/MHQ/1267001/172/2019, dated 29.07.2019, CMRL/MHQ/1267001/173/2019, dated 16.09.2019, CMRL/MHQ/1267001/174/2019, dated 06.11.2019, CMRL/MHQ/1267001/177/2019, dated 23.12.2019 (Undertakings),
15. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and The Government letter No. TNRERA/261/2017, dated 09.08.2017.
16. G.O. (Ms) No.135, dated 21.07.2017.
17. G.O. (Ms) No.85, H&UD (UD4(3)) Dept., dated 16.05.2017
18. G.O. (Ms) No.147, H&UD (UD1) Dept., dated 26.10.2018.

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The Planning Permission Application for Proposed additional construction of 5th floor + 6th floor (part) to 12th floor (part) over the already approved Basement floor + Ground floor + 4 floors - **Metro Head Quarters Block**; and revision in **Type A**: Ground floor + 5 floors – Residential Quarters with 10 Dwelling units; and **Type B**: Ground floor + 9 floors – Residential Quarters with 30 Dwelling units; (Totally 40 Dwelling units) & **Utility Block** : Ground floor + 1st floor at Anna Salai, Nandanam, Chennai bearing T.S.No.3871/1 pt. & 3871/3 part, Block No. 76 of Mylapore village applied by **The Chief General Manager (Operation)**, CMRL has been examined and Planning Permission is issued based on the Government approval accorded in the reference 12th cited subject to the usual conditions put forth by CMDA in reference 13th cited, including compliance of conditions imposed by the Government agencies in the reference 4th, 5th, 9th, 10th & 11th cited.

2. The applicant has remitted the following charges vide receipt No.B0013237, dated 29.07.2019:

Sl. No	Charges/Fees/ Deposits	Total Amount	Earlier Remitted Amount No.B005118, dt. 16.06.2017 in file No. C3(S)/16226/2015	Balance Amount
i)	Development charge	Rs.18,50,000/-	Rs.12,25,000/	Rs.6,25,000/- (Rupees Six Lakhs and twenty Five Thousand



				Only)
ii)	Balance Scrutiny fee	-	-	Rs.1,40,000/- (Rupees One Lakh and Forty Thousand only)
iii)	Security Deposit for Building	Rs.2,29,50,000/-	Rs.1,45,50,000/- Bank Guarantee furnished	Rs.84,00,000/- -(Eighty Four Lakhs only)
iv)	Security Deposit for Display Board	-	-	Rs.10,000/- -(Rupees Ten Thousand only)
v)	Infrastructure & Amenities charges	-	Rs.1,35,00,000/ Commercial 14736.81Sqmt & Residential 6339.15 Sqmt	Rs.1,50,70,000/- (Rupees One Crore Fifty Lakhs and Seventy Thousand only)
vi)	Shelter Fee	-	-	Rs.1,13,02,500/- (Rupees One Crore Thirteen Lakhs Two Thousand and Five Hundred only).

3. M/s. CMRL has furnished the bank guarantee for Rs. 84,00,000 /-(Rupees Eighty Four Lakhs only) towards Security Deposit for building vide B.G.No.0505619BG0000470 dated 08.03.2019 (valid up to 06.03.2024) from State Bank of India (SBI), Egmore Branch, Chennai – 8.

4. M/s. CMRL has also furnished a Bankers cheque for a sum of Rs. **Rs.36,00,000/-** (Rupees Thirty Six Lakhs only) bearing 522438, dated 01.03.2019 drawn from SBI, Koyambedu MKT Comp, Chennai in favour of the Managing Director, CMWSSB towards Infrastructure Development Charge.

5.The Applicant has also furnished an undertakings in letter dated 23.12.2019 to abide by the terms and conditions put forth by Police (Traffic), DF&RS, AAI, IAF & Environment Clearance and the conditions imposed by CMDA in the reference 13th cited.

6.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.

7. 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 DR and enforcement action will be taken against such development.

8. 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.

9. 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.

10. 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.

11. 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 15th cited.

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

13. 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.

14. 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.

16. Two sets of approved plans numbered as **C/PP/MSB/01(S-01 to S-27)/2020, dated /0 .01.2020 in Planning Permit No. 13203** are sent herewith. The Planning Permit is valid for the period from **10 .01.2020 to 09 .01.2025**. Earlier Planning permission issued in the reference 2nd cited is hereby stands cancelled.

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,

[Handwritten signature]
[Handwritten signature] 03/01/2020
[Handwritten signature] 10/01/2020
[Handwritten signature] 10/01/2020
[Handwritten signature] 10/01/2020
For **MEMBER-SECRETARY**

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

Copy to:

1.	The Chief General Manager (Operation) Chennai Metro Rail Limited, CMRL Depot, Admin Building, Poonamallee High Road, Koyambedu, Chennai 600 107.	
2.	The Deputy Planner, Enforcement Cell (South), CMDA, Chennai-600 008.	(With one set of approved plans)
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, Vepery, Chennai-600 007.	
5.	The Chief Engineer, CMWSSB, No.1 Pumping Station Road, Chintadripet, Chennai-600 002.	(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. DINESH.T. (Architect) No.10/1, 2 nd Street, Kasthuribai nagar, Avadi, Chennai 600054 .	BY SPEED POST
9.	Thiru. S.Soundarapandian, (Structural Engineer) NO.5, Jeyavinayagar Koil Street, Adayar, Chennai - 600 020.	BY SPEED POST
10.	Thiru.Aravindkumar Rai (Site Engineer), Chennai Metro Rail Limited, CMRL Depot, Admin Building, Poonamallee High Road, Koyambedu, Chennai 600 107.	BY SPEED POST

