



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008

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Letter No. C3(S)/10612/2019

Dated: 0\ .10.2019

To
The Commissioner,
Greater Chennai Corporation,
Chennai – 600 003.

Sir,

Sub: CMDA – Area Plans Unit – MSB(S) Division – Planning Permission Application for the proposed construction of 4 Basement floors (2nd to 4th Basement floor for parking and 1st Basement floor for Hyper Market) + Ground floor + 6 floors Commercial building at old door No.393, New Door No.39/1, Velachery Tambaram Road, Velachery, Chennai bearing S.No.332/1B, 2B, 2C, TS No.14/1, 15/2, Block No.192 of Velachery village - Remittance of DC & Other Charges applied by **Thiru. R.Varun,(GPA)** - Approved and forwarded to local body for issue of building license - Regarding.

- Ref:
1. ✓ Planning Permission Application received in the APU No. MSB/490/2016, dated 15.07.2016.
 2. ✓ This office Refusal letter No. C3(S)/11269/2016, dated 12.04.2017.
 3. ✓ G.O(3D) No.156, H&UD (UD-V) Dept, dated 23.11.2017.
 4. ✓ Applicant letter dated 01.12.2017.
 5. ✓ NOC from AAI in letter No. CHEN/SOUTH/B/080916 /167314, dated 09.08.2016.
 6. ✓ NOC from DF&RS in letter R.Dis. No.15502/ C1 /2016, PP. NOC No.88/2016, dated 27.09.2016.
 7. ✓ NOC from Police (Traffic) letter Rc. No. Tr/Licence/1017/19264 /2016, dated 10.12.2016
 8. ✓ NOC from IAF in letter No.Air HQ/S 17726/4/ATS (Ty Bm – MMDCCCLXXXVI) dated 25.05.2017.
 9. ✓ This office letter even No. dated 23.01.2018 to the SRO, Velachery.
 10. ✓ SRO, Velachery letter No.1/2018, dated 30.01.2018.
 11. ✓ This office letter even (DC advice) No., dated 21.02.2018 addressed to the applicant.

12. ✓ Applicant letter dated 06.09.2019.
13. ✓ DRC No.076/2019, dated 22.01.2019 issued in favour of Tmt J.Kiran Bai & 4 Others and TDR UO note No. TDR/10582/2018, dated 05.08.2019
14. ✓ Applicant letter dated 30.09.2019.
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 (Shelter Fee)
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 the proposed construction of 4 Basement floors (2nd to 4th Basement floor for parking and 1st Basement floor for Hyper Market) + Ground floor + 6 floors Commercial building at old door No.393, New Door No.39/1, Velachery Tambaram Road, Velachery, Chennai bearing S.No.332/1B, 2B, 2C, TS No.14/1, 15/2, Block No.192 of Velachery village has been examined and Planning Permission is issued based on the Government order in the reference 3rd cited subject to the usual conditions put forth by CMDA in reference 11th cited, including compliance of conditions imposed by the Government agencies in the reference 5th, 6th, 7th & 8th cited.

2. The applicant has remitted the following charges in the reference 12th cited .

Sl.No	Charges/Fees/Deposits	Total Amount	Receipt No. & date
i)	Development charge	Rs.4,50,000/-	Receipt No. B0013767, dated. 29.08.2019
ii)	Balance Scrutiny fee.	Rs.40,000/-	
iii)	Regularisation Charges	Rs.2,30,000/-	
iv)	Security Deposit for Building	Rs.56,50,000/-	
v)	Security Deposit for Display Board	Rs.10,000/-	
vi)	Infrastructure & Amenities charges	Rs.62,40,000/-	
vii)	Premium FSI Charges	Rs.3,43,70,000/-	DRC utilized.
viii)	Shelter Fee	Rs.46,80,000/-	Receipt No. B0013891, dated. 06.09.2019

3. The applicant has utilized part of the DRC No. 076/2019, dated 22.01.2019 towards the remittance of Premium FSI Charges.

4. The applicant has also furnished a Demand Draft for a sum of Rs.19,00,000/- (Rupees Nineteen Lakhs only) Demand Draft bearing No.678548, dated 30.08.2019 drawn at City Union Bank Ltd, T.Nagar, Chennai favour of the Managing Director, CMWSSB towards Infrastructure Development Charge.



5. The Applicant has also furnished an undertaking in the reference 12th cited to abide by the terms and conditions put forth by Police (Traffic), DF&RS, AAI & IAF and the conditions imposed by CMDA in the reference 11th 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.

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 26th cited.

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

13. 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.

14. Two sets of approved plans numbered as **C/PP/MSB/46(A to G)/2019, dated 01.10.2019 in Planning Permit No. 11987** are sent herewith. The Planning Permit is valid for the period from **01.10.2019 to 30.09.2024.**

15. 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.	Thiru. R.Varun,(GPA) No.5, Sathiyarayanana Avenue, Boat Club Road, Raja Annamalaipuram , Chennai - 600 028	
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, Vepey, 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. Arvindan Rangan (Architect) CA/1991/14238, No.17/35, 2 nd Main Road, Gandhi Nagar, Adayar, Chennai.600 020.	BY SPEED POST
9.	Thiru. B.S.Muralidhara, (Structural Engineer) Licensed Surveyor Class I - 1808, No.827, IInd floor, North Wing Dhun Building, Anna Salai, Chennai 600 002.	BY SPEED POST
10.	Thiru.M.Karthikeyan, Site Engineer, No.39, F2, Rammiyam Swagatham Apts, Anna Nagar 1 st street, Velachery, Chennai - 600 042.	BY SPEED POST

