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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Letter No. C3 (S)/110/2020

Dated: .12.2020

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

Sir,

Sub: CMDA – Area Plans Unit – Planning Permission Application for the Proposed construction of High Rise Building (HRB) for Commercial with Residential purpose consisting of Extended Basement floor (Parking) + Ground floor (pt): Shops & Stilt floor (pt): parking, 1st floor: partly Shops, 2nd floor & 3rd floor: partly Office, Parking, 4th floor: Two wheeler parking, 5th floor to 22nd floor: Residential flats with 216 dwelling units availing with **Premium FSI with MLCP stilt floor (pt) + 4lv & Stilt floor(pt) + 5lv** (MLCP lies between Stilt floor to 3rd floor) at TNHB shopping complex, 1st Avenue, 10th Avenue, Ashok Nagar, Chennai bearing TS No.2/31, Block No.71 of Kodambakkam village applied by **The Exe. Engineer, TNHB** -Approved and forwarded to local body for issue of building license - Regarding.

- Ref. 1. Planning Permission Application received in the APU No. CMDA/PP/HRB /S/110/2020, dated 13.02.2020.
2. Minutes of the 256th MSB panel meeting held on 24.06.2020.
3. NOC from AAI in letter No.CHEN/South/B/050219 /392635, dated 11.06.2019.
4. NOC from DF&RS letter No.R.Dis No.11339/C1/2019, PP NOC No.126/2019, dated 17.09.2019.
5. Environmental Clearance letter no. SEIAA-TN/F.7211/ EC/ 8(a)/696/2019 dated 18.02.2020
6. This office letter even No., dated 06.08.2020 addressed to the Government.
7. G.O.(Ms) No.122, H&UD Department dated 17.08.2020.
8. NOC from Police (Traffic) Rc.No.Tr./License/437/6742/2020 dated 21.08.2020.
9. CMRL letter CMRL/NOC/626/18/2020, dated 10.08.2020
10. This office (DC advice) letter even No. dt.28.08.2020.
11. TNHB letter No.KKN/Plg/1241/2018 dated 09.09.2020, ~~10.09.2020~~, 18.09.2020, ~~23.09.2020~~ & 08.10.2020.
12. TANGED letter No.AEE/O&M/Ashok Nagar/F.TNHB/D.578/20 dated



1310.2020.

13. Environmental Clearance Letter No. SEIA/TN/F.7211/EC/8(a) /Amend- /2019 dated 29.10.2020
14. TNHB letter No.KKN/Plg/1241/2018 dated 19.11.2020
15. Amendment issued by DF&RS in R.Dis No.12030/C1/2019 dated 27.11.2020
16. TNHB letter No.KKN/Plg/1241/2018 dated 08.12.2020, ~~17.12.2020~~ ^{17.12.2020} ~~17.12.2020~~ ~~17.12.2020~~
17. TNHB letter No. KKN/Plg/1241/2018 dated 17.12.2020 addressed to the SE, South Region / TANGEDCO, Chennai-78.
18. TNHB Letter dt.22.12.2020.
19. G.O.(Ms).No.18 MAWS Department, dated 04.02.2019
20. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and The Government letter No. TNRERA/261/2017, dated 09.08.2017.
21. GO (Ms) No.135, dated 21.07.2017 (shelter Fee)
22. GO (Ms) No.85, H&UD (UD4(3)) Dept., dated 16.05.2017

TANGEDCO
In.

The Planning Permission Application for the Proposed construction of High Rise building for Commercial with Residential purpose consisting of Extended Basement floor (Parking) + Ground floor (pt): Shops & Stilt floor (pt): parking, 1st floor: partly Shops, 2nd floor & 3rd floor: partly Office, Parking, 4th floor: Two wheeler parking, 5th floor to 22nd floor: Residential flats with 216 dwelling units availing with **Premium FSI with** MLCP stilt floor (pt) + 4lv & Stilt floor(pt) + 5lv (MLCP lies between Stilt floor to 3rd floor) at TNHB shopping complex, 1st Avenue, 10th Avenue, Ashok Nagar, Chennai bearing TS No.2/31, Block No.71 of Kodambakkam village applied by The Exe. Engineer, TNHB has been examined and Planning Permission is issued based on the Government approval accorded in the reference 7th cited subject to the usual conditions put forth by CMDA in reference 10th cited, including compliance of conditions imposed by the Government agencies in the reference 3rd, 4th, 5th, 8th, 13th & 15th cited subject to condition *as mentioned in the 2nd 17th cited.*

The ~~The TNHB shall be handed over the land to TANGEDCO for Substation at the time of issuance of Completion Certificate. To this effect THHB has furnished an undertaking in the reference 17th cited.~~ *TNHB letter dated 17.12.2020 ref. 16th cited.*

TNHB shall furnish the evidences at the time of application for CE.
2. The applicant has remitted the following charges in TNHB letter dated 10.09.2020 vide receipt No.B0017246, dated 10.09.2020.

Sl.No	Charges/Fees/Deposits	Total Amount
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.9,05,000/- (Rupees Nine Lakh Five Thousand only)
ii)	Scrutiny Fee	Rs.10,000/- (Rupees Ten Thousand Only)
iii)	Infrastructure & Amenities Charges	Rs.1,84,30,000/- (Rupees One Crore Eighty Four Lakhs and Thirty Thousand only)
iv)	Premium FSI Charges	Rs.20,25,90,000/- (Rupees Twenty Crores Twenty Five Lakhs and Ninty



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		Thousand Only)
v)	Shelter Fee Charges	Rs. 3,15,75,000/- (Rupees Three Crores Fifteen Lakhs and seventy Five Thousand only)

3. The TNHB has furnished a Demand Draft drawn in favour of Managing Director, Chennai Metropolitan Water Supply and Sewerage Board (CMWSSB), Chennai – 600 002, for a sum of **Rs.1,05,30,000/-** (Rupees One Crore Five Lakhs and Thirty Thousand only) bearing DD No.903790, dated 10.09.2020 drawn from HDFC Bank,ITC Centre, Annasalai Chennai.600002.

4. The Applicant has also furnished an undertaking in letter dated 21.09.2020 to abide by the terms and conditions put forth by Police (Traffic), DF&RS, AAI, Environment Clearance and the conditions imposed by CMDA in the reference 10th cited.

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 Promoter has to submit the necessary sanitary application directly to CMWSSB and only after due sanction he can commence the internal sewer works.

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 Tamil Nadu Combined Development Building Rule 2019 and enforcement action will be taken against such development.

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 atleast 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.



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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.

23 16. Two sets of approved plans numbered as C/PP/MSB/47 (A to L)/2020, dated .12.2020 in Planning Permit No.13249 are sent herewith. The Planning Permit is valid for the period from 23 .12.2020 to 22 .12.2025.

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

23-12-2020

23/12/2020

23/12/2020

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

Copy to:

1.	The Executive Engineer, & TNHB, KK Nagar Division, Chennai. C.48, 3rd floor, TNHB office Complex, 2nd Avenue, Anna Nagar, Chennai 600 040.	
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.Eniyavan.S.R. (Architect) RA/GR-I/19/10/365 No.13, Thai Moogambigai Street, Valasaravakkam, Chennai - 600 087.	BY SPEED POST
9.	Thiru.K.Chandran. (Structural Engineer) SE/Gr-I/19/04/092. No.15/7, Nallanna street, Royapettah, Chennai 600 014.	BY SPEED POST