



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

Web site: www.cmdachennai.gov.in

Letter No. C3 (S)/445/2020

Dated: .08.2021

To

The Commissioner,

Greater Chennai Corporation,
Chennai – 600 003.

Sir,

Sub: CMDA – Area Plans Unit – MSB (South) Division – Planning Permission for the Proposed construction of High Rise Residential building compressing of Extended Basement floor + Stilt floor + 20 floors with 198 dwelling units + 21st floor (part) consisting swimming pool, gym, Home theatre, Indoor play area, Recreation room, Multipurpose hall and Association room at Old Mahabalipuram Road, Kottivakkam, Chennai 600 041. Compressing in S. Nos. 276/1A, 1B1, 7A1, 7A2 & 7B of Kottivakkam Village, within the limits of Greater Chennai Corporation, applied by **M/s. Nutech Realty Project Pvt. Ltd.**, Rep. By its Director B.Tej Narasa Reddy - 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/0445/2020, Dt. 18.08.2020.
 2. ✓ Minutes of the 257th MSB panel meeting held on 06.10.2020.
 3. ✓ Member Secretary, TNSCZMA & Director, Dept of Environment letter R.C.No. P1/2100/2020, dated 14.10.2020.
 4. ✓ This office letter even No. dated 19.01.2021 addressed to the Government.
 5. Applicant letter dated. 28.01.2020 along with indemnity Bond.
 6. ✓ The Government letter (Ms) No. 33, H& UD (UD1) Dept, dated 12.02.2021.
 7. ✓ NOC from DF & RS in letter No. R. Dis No.07/C1/2021, PP NOC No.16/2021, dated 16.02.2021.
 8. ✓ NOC from PWD in letter No. DB / T5(3) / F-I & C- Kottivakkam / 2021, dated 23.02.2021.
 9. ✓ This office letter (DC advice) even No. dated 02.03.2021.
 10. ✓ NOC from Police (Traffic) in letter RC.No.Tr. License/56/1798/2021. dated 11.03.2021.
 11. Applicant letter dated. 05.03.2021, 08.06.2021 & 27.07.2021 along with undertaking deed.



12. ✓ Applicant letter dated. 23.03.2021, 02.07.2021 (Remittance of DC & other charges and Display Board)
13. ✓ ^{Gift deed} OSR area (of 508.44Sq.m) ~~Gifted through~~ registered Gift deed document No. 1112/2021, dt.01.04.2021.
14. ✓ Structural design report & Drawings vetted by Anna university ~~on~~ 15.04.2021.
15. ✓ NOC from AAI in letter No. CHEN/SOUTH/B/021721 /529184, dated 24.05.2021, valid upto 23.05.2029.
16. ✓ Environmental Clearance in Lr. No. SEIAA-TN /F.No.8369 /EC /8(a) /774 /2021, dated. 28.07.2021.
17. Applicant letter dated. 03.08.2021 with undertaking deed.
18. ✓ Writ petition ~~dismissed~~ in W.P.No.18061 of 2020 ~~dated~~ 11.12.2020 in the High Court of Judicature at Madras. ~~dismissed~~ on 11.12.2020
19. ✓ ~~Compromise arrived~~ in O.S.No.36 of 2018 and O.S.No.38 of 2018 before Lok Adalat ~~on~~ 19.02.2021. ~~dismissed / settlement deed.~~
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. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.

The Planning Permission for the Proposed construction of High Rise Residential building compressing of Extended Basement floor + Stilt floor + 20 floors with 198 dwelling units + 21st floor (part) consisting swimming pool, gym, Home theatre, Indoor play area recreation room, Multipurpose hall and association room at old Mahabalipuram Road, Kottivakkam, Chennai 600 041. Compressing S.Nos. 276/1A, 1B1, 7A1, 7A2 & 7B of Kottivakkam Village Within the limits of Greater Chennai Corporation, applied by **M/s. Nutech Realty Project Pvt. Ltd** has been examined and Planning Permission is issued based on the Government approval accorded in the reference 6th cited subject to the usual conditions put forth by CMDA in reference 9th cited, including compliance of conditions imposed by the Government agencies in the reference 3rd, 7th, 8th, 10th, 15th & 16th cited.

2. The applicant has remitted the following charges in the reference 12th cited, in receipt No. B0018883, dated 23.03.2021 & B0019364 dated 01.07.2021:

Sl. No.	Charges	Amount remitted	Receipt No./ date
i.	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.4,60,000/- (Rupees Four Lakh and Sixty Thousand only)	
ii.	Regularisation charge for land	Rs.8,25,000/- (Rupees Eight Lakh and Twenty Five Thousand Only)	
iii.	Balance Scrutiny fee	Rs.20,000/- (Rupees Twenty Thousand only)	
iv.	Infrastructure & Amenities Charges	Rs.98,25,000/- (Rupees Ninety Eight Lakh and Twenty Five Thousand only)	B0018883 Dated. 23.03.2021



Sl. No.	Charges	Amount remitted	Receipt No./ date
v.	Shelter fee	Rs.1,01,20,000/- (Rupees One crore, One Lakh and Twenty Thousand only)	
vi.	IDC payable to MD, CMWSSB	Rs.58,85,000/- (Rupees Fifty Eight Lakh and Eighty Five thousand only)	
vii.	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten Thousand Only)	B0019364 dated 01.07.2021

3. The applicant has furnished the Bank Guarantee for Rs.61,35,000/- towards SD for Building vide BG. No.02551IGL0000821, issued date 22.03.2021, valid upto 21.03.2026 issued by Union Bank of India, Mowbrays Road Branch, Chennai-600 018.

4. The applicant has gifted the OSR area of 508.44Sq.m vide registered document No.1112/2021, dated 01.04.2021. UO note also received from TDR division vide UO Note No.TDR / OSR / 4230 / 2021, dated 29.04.2021 and stated that land set apart for OSR has been taken possession on 29.04.2021 and also furnished land delivery receipt.

5. The Applicant has also furnished an undertaking in the reference 11th & 17th cited to abide by the terms and conditions put forth by PWD, AAI, DF&RS, Police (Traffic) and Environmental Clearance the conditions imposed by CMDA in the reference 9th 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 TNCD & BR 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.

Structural design report & Drawings vetted by Anna university on 15.04.2021.

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 hearing 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.

16. The applicant is requested to intimate the Enforcement Cell, CMDA at all the stages of construction of building viz., namely (i) Commencement of construction, (ii) Plinth level and (iii) Last Storey and apply for Completion Certificate along with order of continuance accorded for different stages by CMDA.

17. Two sets of approved plans numbered as C/PP/MSB/45(A to K)/2021, dated .08.2021 in Planning Permit No.13295 are sent herewith. The Planning Permit is valid for the period from .08.2021 to .08.2026.

18. 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,



o/c For **MEMBER-SECRETARY**

25-08-2021

26/8/2021

27/8/2021

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

Copy to:

1.	M/s. Nutech Realty Project Pvt. Ltd., rep by its Director B.Tej Narasa Reddy, OldNo.41,New No.76,Block-1, 2 nd Floor, 1 st Main Road, C.I.T Nagar,Nandanam, Chennai – 600 035.	
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 Managing Director, CMWSSB, No.75, Santhome High Road, MRC Nagar, R.A.Puram, Chennai – 28.	(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) No.17/35, II Main Road, Gandhi Nagar, Adayar, Chennai – 600 020.	BY SPEED POST
9.	Thiru.J.Prabakaran (Structural Engineer) No.1/4,Pidariamman Kovil Street, Uthandi, Chennai – 600 119.	BY SPEED POST
10.	Thiru. M.Jayakumar (Site Engineer), Nu-Tech Associates, Flat – F, Door No. 34, Nu- Tech Arcade, 1 st Avenue, Ashok Nagar, Chennai-600 083.	BY SPEED POST

