

BY REGISTERED POST WITH ACK-DUE



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Letter No. C3 (S)/436/2019

Dated: 16.01.2020

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

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission Application for the Proposed construction of High Rise Group development building with 4 Blocks consisting of **Block A** : Stilt Floor + 19 floors with 114 dwelling units, **Block B & C**: Stilt Floor + 19 floors with 152 dwelling units in each block ,Totally 418 Dwelling units and **Block D** - Club House: Ground floor + 1st floor (Swimming pool at Ground floor level) and Mechanized stack parking 2 levels availing with **Premium FSI** at Door No. 1, Plot No.1, SAF Games village division, Koyambedu, Chennai – 600 107. comprised in T.S.No.1/1(part), Block No.64 (as per TSLR, T.S. No. 1/14,1/15,Ward-01 Block No. 64 Jawaharlal Nehru Salai) of **Koyambedu Village**, Egmore-Nungambakkam Taluk, Chennai applied by **The Executive Engineer, TNHB**- Approved and forwarded to local body for issue of building license - Regarding.

- Ref:
1. Planning Permission Application received in the SBC No. CMDA/PP/MSB/S/0436/2019, dated 21.06.2019.
 2. Agenda & Minutes of 251st Panel meeting held on 11.07.2019.
 3. G.O.(Ms) No.121 CMWSSB(Metro.2) Department dated 13.07.1998 regarding land transfer to TNHB from CMWSSB
 4. This office letter even No. dated 23.07.2019
 5. NOC from AAI In letter CHEN/SOUTH/B/03119/377324 dated 21.03.2019 valid upto 20.03.2027 for Block A.
 6. NOC from AAI in letter CHEN/SOUTH/B/030519/376941 dated 12.03.2019 valid upto 11.03.2027 for Block B.
 7. NOC from AAI in letter CHEN/SOUTH/B/030519/376943 dated 12.03.2019 valid upto 11.03.2027 for Block C.
 8. NOC from AAI in letter CHEN/SOUTH/B/030519/376944 dated 12.03.2019 valid upto 11.03.2027 for Block D.
 9. NOC from AAI in letter CHEN/SOUTH/B/030519/376945 dated 12.03.2019 valid upto 11.03.2027 for Block E.

- ✓ 10. NOC from IAF in letter TAM/5218/1/ATC (PC – 16/19) dated 29.03.2019.
- ✓ 11. NOC from EIA in Letter No.SEIAA-TN/F.6753/EC/8(a)/652/2019 dated 17.06.2019.
- ✓ 12. NOC from DF&RS in R.Dis.No.-13593/C1/2019 PP.NOC.No.127/2019 dated 17.09.2019 & 15.11.2019
- ✓ 13. Executive Engineer, TNHB letter No. SAFGV Dn./plg/008/2018 dated 29.08.2019 with revised plan
- ✓ 14. NOC from Police(Traffic) in letter Rc.No.Tr./License/727/21653/2019 dated 04.09.2019.
- ✓ 15. This office letter even No. dated 10.10.2019 addressed to the Government.
- ✓ 16. Government Letter (Ms) No. 168, H&UD Department dt.06.11.2019
- ✓ 17. Executive Engineer, TNHB letter No.SAFGV Dn./plg/008/2018 dated 13.11.2019
- ✓ 18. This office letter even No. dated 22.11.2019 addressed to SRO, Anna Nagar
- ✓ 19. The Sub-Registrar, Anna Nagar (SRO) Letter dated 25.11.2019.
- ✓ 20. This office DC advice letter even No. dt.06.12.2019.
- ✓ 21. NOC from CMRL in Letter No. CMRL/NOC/626/27/2019 dated 06.12.2019.
- ✓ 22. Executive Engineer, TNHB dated 19.12.2019 with Remittance of DC & other charges along with Undertakings.
- ✓ 23. Executive Engineer, TNHB dated 26.12.2020 with revised plan.
24. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017
25. G.O.(Ms).No.18 Municipal Administration & Water Supply (MA-I) Department, dated 04.02.2019.
26. WP(MD) No.8948 of 2019 & WMP (MD) Nos.6912 &6913/2019 dated 12.04.2019.
27. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and The Government letter No. TNRERA/261/2017, dated 09.08.2017.
28. G.O.(Ms) No.85, H&UD (UD4(3)) Dept., dated 16.05.2017.
29. G.O.(Ms) No.86, H&UD Department dated 28.03.2012.

The Planning Permission Application for the Proposed construction of High Rise Group development building with 4 Blocks consisting of **Block A** : Stilt Floor + 19 floors with 114 dwelling units, **Block B & C**: Stilt Floor + 19 floors with 152 dwelling units in each block ,Totally 418 Dwelling units and **Block D** - Club House: Ground floor + 1st floor (Swimming pool at Ground floor level) and Mechanized stack parking 2 levels availing with Premium FSI at Door No. 1, Plot No.1, SAF Games village division, Koyambedu, Chennai – 600 107. comprised in T.S.No.1/1(part), Block No.64 (as per TSLR, T.S. No. 1/14,1/15,Ward-01 Block No. 64 Jawaharlal Nehru Salai) of **Koyambedu Village**, Egmore-Nungambakkam Taluk, Chennai applied by Executive Engineer, TNHB has been examined and Planning Permission is issued based on the Government approval accorded in the reference 16th cited subject to

the usual conditions put forth by CMDA in reference 20th cited, including compliance of conditions imposed by the Government agencies in the reference 3rd, 5th to 12th, 14th & 21st cited.

2. The applicant has remitted the following charges vide receipt No.B0015282, dated 17.12.2019 in the reference 22nd cited.

| SI.No | Charges/Fees/Deposits | Total Amount |
|-------|---|---|
| i) | Development charge for land and building under Sec.59 of the T&CP Act, 1971 | Rs.9,90,000/- (Rupees Nine lakhs and Ninety thousand only) |
| ii) | Balance Scrutiny fee | Rs.1,20,000/- (Rupees One Lakh and Twenty thousand only) |
| (iii) | Regularisation Charges | Rs.13,10,000/- (Rupees Thirteen Lakhs and Ten thousand only) |
| iv) | Infrastructure & Amenities charges | Rs.2,41,80,000/- (Rupees Two Crores and Forty One Lakhs and Eighty Thousand only) |
| v) | Shelter Fee | Rs.5,55,50,000/- (Rupees Five Crores Fifty Five Lakhs and Fifty Thousand only) |
| vi) | Premium FSI charges | Rs.13,73,70,000/- (Rupees Thirteen Crores Seventy three Lakhs and Seventy thousand only) |
| vii) | IDC charges for CMWSSB | Rs.1,13,70,000/- (Rupees One Crore Thirteen Lakhs and Seventy thousand only) |

3. The Applicant has also furnished an undertaking in the reference 24th cited to abide by the terms and conditions put forth by Police (Traffic), DF&RS, AAI, IAF, Environmental Clearance & CMRL and the conditions imposed by CMDA in the reference 19th cited.

4. 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.

5. 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.

6. 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.

7. Applicant has to erect temporary lightning arrester during the entire construction phase of the project.

8. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority.

9. 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.

10. 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.

11. 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.

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

13. The swimming pool has to be constructed as per the norms prescribed in th TNCD&BR Rule 2019.

14. 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.

15. Two sets of approved plans numbered as **C/PP/MSB/02 (A to M)/2020**, dated 14 .01.2020 in **Planning Permit No. 13204** are sent herewith. The Planning Permit is valid for the period from 14 .01.2020 to 13 .01.2025.

16. 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:

- Handwritten notes:*
Done
14/1/2020
Kee
1. **THE EXECUTIVE ENGINEER
TAMILNADU HOUSING BOARD**
SAF Games village Division
TNHB shopping complex,
Thirumangalam,
Chennai – 600 101.
 2. **The Deputy Planner,** *(c) (Ru) 23/1/2020* (With one set of approved plans)
Enforcement Cell (South), CMDA,
Chennai-600 008.
 3. **The Director of Fire & Rescue Service** (With one set of approved plans)
No.1, Greams Road, Chennai-600 006.
 4. **The Additional Commissioner of
Police (Traffic),**
Greater Chennai,
Vepery, Chennai-600 007.
 5. **The Chief Engineer, CMWSSB,** (With one set of approved plans)
No.1 Pumping Station Road,
Chintadripet, Chennai-600 002.
 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.** **BY SPEED POST**
Principle Architect-RDX Architects
No.2, 4th street, Kamaraj Nagar,
Sathya Garden, Saligramam,
Chennai – 600 093.Mobile: 98844 84148
 9. **THIRU.PADMANABHAN** **BY SPEED POST**
Registered Structural Engineer,
Grade- I (SE),
Regn.No.SE/GR-I/19/05/123
 10. **THIRU.CHANDRAN B.E.M.E.,** **BY SPEED POST**
Structural Engineer,
SE/GR-I/19/04/092,
No.15/7, Nallanna Street, Royapettah,
Chennai – 600 014.
 11. **Executive Engineer (Site Engineer),** **BY SPEED POST**
SAF Games Village Division,
Tamil Nadu Housing Board,
Anna Nagar West extn. Chennai – 600 101.