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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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Letter No. C3(S)/656/2019

Dated: 27.01.2020

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 Building Group Development 5 Blocks consisting of **Block:1&2(HIG)**: Stilt floor + 13 floors with 104 du's in each block; **Block 3(MIG)-Tower 1 to 7**: Stilt floor + 12 floors 96 du's in each Tower and **Block 4 (LIG)**: Stilt floor + 12 floors with 120 du's & **Block 5 (LIG)**: Stilt floor + 15 floors with 150 du's totally **1150** du's at TNHB Road, Sholanganallur, Chennai-600 119 bearing S.No. 350(pt), 351, 352(pt), 353(pt), 362(pt), 363(pt), 365(pt), 369(pt), 370(pt) of Sholanganallur Village, Kancheepuram District applied by the **Executive Engineer & Admin Officer, 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/HRB/S/656/2019, dated 12.08.2019.
 2. ✓ Sub division approval issued by CMDA in letter No.L2/18400/2012, dated 05.08.2019. ✓ vide PPD/LO.No.(TNHR)G-07/2019
 3. ✓ Earlier Planning Permission Application was returned in letter No.C3(S)/13943/2018, dated 08.04.2019. Permit No: 12707
 4. ✓ NOC from AAI in letter no. ✓ CHEN/SOUTH/B/070818/318353, CHEN/SOUTH/B/070818/318354, ✓ CHEN/SOUTH/B/071318/318981, CHEN/SOUTH/B/070718/318156, ✓ CHEN/SOUTH/B/070718/318259, CHEN/SOUTH/B/070718/318337, ✓ CHEN/SOUTH/B/070818/318353, CHEN/SOUTH/B/070818/318350, ✓ CHEN/SOUTH/B/070818/318351, CHEN/SOUTH/B/071418/319038, ✓ CHEN/SOUTH/B/070718/318102, CHEN/SOUTH/B/070718/318101, ✓ CHEN/SOUTH/B/070818/318353, dated 16.07.2018.
 5. ✓ WP(MD) No.8948 of 2019 & WMP (MD) Nos.6912 &6913/2019 dated 12.04.2019.

- ✓ 6. NOC from IAF in letter No.TAM/5218/1/ATC(PC-33/18) dated 10.09.2018.
- ✓ 7. NOC from Police (Traffic) in letter Rc.No. Tr/License/1059 /23020/2018, dated 17.09.2018.
- ✓ 8. NOC from PWD in letter No. DB/T5(3)/F-004598 Sholinganallur TNHB/2019/03.06.2019.
- ✓ 9. NOC from DF&RS in letter R.Dis.No.15979/C1/2018, PP.NOC No.149/2018, dated 14.11.2018.
- ✓ 10. Environmental Clearance (EC) issued in Letter.No. SEIAA/TN/F. 6645/EC/ 8(a)/610/2018, dated 10.08.2018.
- ✓ 11. Minutes of the 253rd MSB Panel meeting held on 13.09.2019.
- ✓ 12. This office letter even No., dated 09.11.2019 addressed to the Government.
- ✓ 13. The Government in letter (Ms) No.185, H&UD (UD1(1)) Dept. dated 20.11.2019.
- ✓ 14. This office letter (DC advice) even No. dated 23.12.2019
- ✓ 15. TNHB letter No.BN/PLG/1908/2016, dated 31.12.2019 & 08.01.2020 with undertakings
16. G.O.(Ms) No.85, H&UD (UD4(3)) Dept., dated 16.05.2017
17. G.O.(Ms) No.86, H&UD Department dated 28.03.2012
18. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
19. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and The Government letter No. TNRERA/261/2017, dated 09.08.2017.
20. G.O.(Ms).No.18 MAWS Department, dated 04.02.2019

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The Planning Permission Application for the proposed construction of High Rise Building Group Development 5 Blocks consisting of **Block:1&2(HIG)**: Stilt floor + 13 floors with 104 du's in each block; **Block 3(MIG)-Tower 1 to 7**: Stilt floor + 12 floors 96 du's in each Tower and **Block 4 (LIG)**: Stilt floor + 12 floors with 120 du's & **Block 5 (LIG)**: Stilt floor + 15 floors with 150 du's totally **1150** du's at TNHB Road, Sholanganallur, Chennai-600 119 bearing S.No. 350(pt), 351, 352(pt), 353(pt), 362(pt), 363(pt), 365(pt), 369(pt), 370(pt) of Sholanganallur Village, Kancheepuram District applied by the **Executive Engineer & Admin Officer, TNHB** has been examined and Planning Permission is issued based on the Government approval accorded in the reference 13th cited subject to the usual conditions put forth by CMDA in reference 14th cited, including compliance of conditions imposed by the Government agencies in the reference 3rd, 4th, 6th, 7th, 8th, 9th & 10th cited subject to condition "TNHB has to hand over all the scheme roads and the park area to the Commissioner, Greater Chennai Corporation through registered gift deed as per the approved sub division plan after the development works are completed"

2. The applicant has remitted the following charges vide receipt No.B0015385, dated 30.12.2019 in the reference 15th cited.

Sl. No.	Charges	Total amount
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs. 14,40,000/- (Rupees Fourteen Lakhs and Forty Thousand only)
ii)	Balance Scrutiny Fee	Rs. 50,000/- (Rupees Fifty Thousand Only)
iii)	Infrastructure & Amenities Charges	Rs. 3,42,00,000/- (Rupees Three Crore and Forty Two Lakhs only)

3. The Applicant has also furnished an undertaking in the reference 15th cited to abide by the terms and conditions put forth by Police (Traffic), DF&RS, AAI, PWD & Environment Clearance and the conditions imposed by CMDA in the reference 14th cited.

4. The Local Body is requested to ensure water supply and sewerage disposal facility for the proposal before issuing building Permit. 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 harvesting structures shown in the approved plan to the satisfaction of the Authority will also be considered as a deviation to the approved plan and violation of Tamil Nadu Combined Development Building Rule 2019 and enforcement action will be taken against such development. The sewage Treatment plant should be maintained by the applicant / developer till handing over to the residents association.

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 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.

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. 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.

14. Two sets of approved plans numbered as **C/PP/MSB/07(A to Q)/2020**, dated **27.01.2020** in **Planning Permit No. 13209** are sent herewith. The Planning Permit is valid for the period from **27.01.2020** to **26.01.2025**.

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**
 27/01/2020
 27/01/2020
 27/01/2020

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

Copy to:

1. The Executive Engineer & Admin Officer,
Besant Nagar Division,
Tamil Nadu Housing Board, Chennai-600 020.
2. **The Deputy Planner,** (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. Magesh Shankar, (Registered Architect),
Metapor Architects Private Ltd.,
No. 02/PC6, 2nd Floor, Mogappair West, Chennai-600 037.

BY SPEED POST

9. P.K. Chandran, Structural Engineer,
Licensed Surveyor Class-I, License No. 1997,
No. 15/7, Nallanna Mudali Street, Royapettah, Chennai-600 014.

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