



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.PP/SB/S(B1)/0490/2020, Dated: 09.03.2021

To

The Commissioner,
St.Thomas Mount Panchayat Union,
Chitlapakkam, Chennai.

Sir,

Sub: CMDA – Area Plans Unit - ‘B’ Channel (South) - Planning Permission for the proposed construction of Group Development comprising of 2 Blocks; Block-1 consisting of Stilt floor + 5 floors (18.0m height) Residential Building with 40 dwelling units; Block-2 consisting of Stilt floor + 5 floors (18.0m height) Residential Building with 35 dwelling units totally 75 dwelling units at Plot reserved for Special Building & Public Purpose Plot II in the CMDA approved Layout P.P.D./L.O No.20/2014 in Old S.Nos.276/11A (pt), 276/11B (pt), 276/11C (pt), 276/11D (pt), 276/11E(pt) & 276/11F (pt), New S.No.276/11A1 & 276/11B1 of Ottiambakkam Village within the limit of St.Thomas Mount Panchayat Union – Approved and forwarded to Local Body for issue of Building Permit – Reg.

- Ref:
1. Planning Permission Application received in SBC No. CMDA/PP/NHRB/S/0490/2020, dated.04.09.2020.
 2. G.O.Ms.No.86, H&UD Department dated 28.03.2012
 3. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
 4. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
 5. G.O.(Ms).No.18 MAWS (MA-I) Department, dated 04.02.2019.
 6. This office DC letter even No. dated.20.10.2020.
 7. Applicant’s letter dated. 01.03.2021 received on 03.03.2021.

The Planning Permission Application for the proposed construction of Group Development comprising of 2 Blocks; Block-1 consisting of Stilt floor + 5 floors (18.0m height) Residential Building with 40 dwelling units; Block-2 consisting of Stilt floor + 5 floors (18.0m height) Residential Building with 35 dwelling units totally 75 dwelling units at Plot reserved for Special Building & Public Purpose Plot II in the CMDA approved Layout P.P.D./L.O No.20/2014 in Old S.Nos.276/11A (pt), 276/11B (pt), 276/11C (pt), 276/11D (pt), 276/11E(pt) & 276/11F (pt), New S.No.276/11A1 & 276/11B1 of Ottiambakkam Village within the limit of St.Thomas Mount Panchayat Union received in the reference 1st cited has



been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 6th cited.

2. The applicant has remitted the following charges in the reference 7th cited.

i)	Development charges	₹ 1,00,000/-	Receipt No. B0018116, dated.14.12.2020
ii)	Scrutiny Fee	₹ 11,000/-	
iii)	Regularization charges	₹ 1,00,000/-	
iv)	Open space & reservation charges	Nil	
v)	Security Deposit for Building	₹ 15,95,000/- BG No.60770ILG000820, dated.10.12.2020 issued by Punjab National Bank	
vi)	Security Deposit for Display Board	₹ 10,000/-	
vii)	Security Deposit for Septic Tank	₹ 75,000/-	
viii)	Infrastructure & Amenities Charges	₹ 24,47,000/-	
ix)	Premium FSI Charges	Nil	
x)	Shelter charges	Nil	
xi)	MIDC Charges	Nil	

3. Two sets of approved Plans are numbered as **B/NHRB/68AtoD/2021, dated. 09.03.2021, Planning Permit No.13976** are sent herewith. The Planning Permit is valid for the period from **09.03.2021 to 08.03.2026**.

4. The Localbody 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.

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.

6. 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, 1924, Tamil Nadu Panchayat Act, 1994. The Planning Permission issued under the provision of Tamil Nadu Town & Country Planning

Encl:

1. Two sets of approved Plans
2. Two copies of Planning Permit

Copy to:

1. **M/s.BCIL ZED RIA Properties Pvt Ltd,**
Represented by its Authorised signatory Thiru.S.Ganesh,
Perumbakkam Main Road,
Nookampalayam, Sithalapakkam (Post),
Chennai 600126.
2. **The Deputy Planner**
Enforcement Cell (South), CMDA, Chennai – 8.
(With one set of approved plans).
3. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road, Nungambakkam,
Chennai-34.
4. **The Member**
Appropriate Authority
No.108, Mahatma Gandhi Road, Nungambakkam,
Chennai-34.