



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
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File No. : **CMDA/PP/HRB/N/0850/2023**

Date : 05/11/2024

To
The Commissioner,
Greater Chennai Corporation,
Ripon Buildings,
Chennai – 600 003
Sir,

Sub: CMDA-Area plans Unit - High-rise Building(North) – The Planning Permission application for the proposed construction of High Rise Residential cum Commercial Building with Extended Double Basement Floor (for Parking) + Ground Floor (Shops) + 1st Floor (Shops) + 2nd Floor to 11th Floor Residential with 30 dwelling units with 36m ht. in Old Door No. 19 & 20, New Door No. 14 & 16, Raja Annamalai Road, Purasaiwalkkam, Chennai - 600084 in R.S. No. 20/26 & 20/2, Block No. 2 of Purasaiwalkkam Village, Chennai District, within the limits of Greater Chennai Corporation applied by Thiru. Sanjay Jain GPA of Kanchi Karpooram Ltd - Approved and forwarded to Local Body for issue of Building Permit - Reg

- Ref:
1. Planning Permission Application received in SBC No. CMDA/PP/HRB/N/0850/2023. on 13.12.2023.
 2. Minutes of the 274th MSB Panel meeting held on 01.02.2024.
 3. Government Order in G.O.(Ms) NO. 65 H & UD (UD I) Department dated 21.04.2022.
 4. Government Order in G.O.(Ms) NO. 69 H & UD (UD I) Department dated 03.07.2023.
 5. This office letter even no dt. 08.02.2024 addressed to the Govt.,
 6. The Govt. letter (Ms) No. 55 H & UD (UD I) Dept. dated 28.02.2024.
 7. DF&RS NOC received vide letter no. R. Dis.No.9382/C1/2024, PP NOC No.113/2024 dated 04.07.2024
 8. Revised plan/Particulars received dated 06.06.2024.
 9. NOC obtained from AAI in NOC ID: For: CHEN/SOUTH/B/030124/931116, dated 18.04.2024 & Valid Up to: 16.04.2032 (Permissible Height: 69.62 m – 9.62 m = 60.00 m)
 10. Structural Design report vetted by K.C Pazhani Professor Division of Structural Engineering, Department of Civil Engineering, Anna University.
 11. Revised plan/Particulars called for by this office letter even no dt. 22.07.2024 through online.
 12. Revised plan/Particulars received through online dated 25.07.2024.
 13. This office letter even no dated 27.07.2024 addressed to the Govt.
 14. This office letter even no dated 16.08.2024 addressed to CMRL.
 15. Demand for Development Charge and other charges advice sent on dated 22.08.2024
 16. CMRL NOC received vide Lr.No.CMRL/CONS-DES0PH1(01)/14/2024 dated 05.09.2024
 17. This office letter even no dated 22.10.2024 addressed to the applicant.
 18. Remittance of DC and other charges vide receipt no.CMDA/PP/Ch/15460/2024 dt.05.09.2024 & 06.09.2024
 19. The applicant in their letter dated 24.09.2024 request for DRC utilisation

20. Utilisation of DRC for the Premium charges for Rs. 3,05,45,000/- vide TDR/8478/2022 dt 09.10.2024

21. Interest for Premium FSI charge remitted vide receipt no B0026232 dated 24.10.2024.

The Planning Permission application received for the Building – proposed construction of High Rise Residential cum Commercial Building with Extended Double Basement Floor (for Parking) + Ground Floor (Shops) + 1st Floor (Shops) + 2nd Floor to 11th Floor Residential with 30 dwelling units with 36m ht. in Old Door No. 19 & 20, New Door No. 14 & 16, Raja Annamalai Road, Purasaiwalkkam, Chennai - 600084 in R.S. No. 20/26 & 20/2, Block No. 2 of Purasaiwalkkam Village, Chennai District, within the limits of Greater Chennai Corporation applied by Thiru. Sanjay Jain GPA of Kanchi Karpooram Ltd has been examined and Planning Permission is issued based on the orders of Government letter in the reference 6th cited subject to the usual conditions put-forth by CMDA including compliance of conditions imposed by other Government Agencies in the references 7th,9th &16th cited above

Premium FSI charges for an amount of Rs 3,05,45,000/- was adjusted in the DRC furnished by the applicant in the reference 20th cited

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

Sl. No.	Charges	Total Amount	Amount remitted in Receipt No. and Dated
I	Scrutiny Fees	Rs.15,245.00	CMDA/PP/Ch/12632/2023 & dt. : 13 December, 2023
II	Scrutiny Fees	Rs.8,882.00	CMDA/PP/Ch/14484/2024 & dt. : 05 June, 2024
III	Scrutiny Fees	Rs.3,574.00	CMDA/PP/Ch/15131/2024 & dt. : 25 July, 2024
IV	Balance Scrutiny Fees	Rs.10,000.00	CMDA/PP/Ch/15460/2024 & dt. : 05 September, 2024
V	Development charges for land per Sq. m.	Rs.9,000.00	CMDA/PP/Ch/15460/2024 & dt. : 05 September, 2024
VI	Development charges for building per Sq. m.	Rs.1,23,000.00	CMDA/PP/Ch/15460/2024 & dt. : 05 September, 2024
VII	Regularisation charge for land	Rs.1,67,000.00	CMDA/PP/Ch/15460/2024 & dt. : 05 September, 2024
VIII	Security Deposit for Building	Rs.18,08,000.00	CMDA/PP/Ch/15460/2024 & dt. : 05 September, 2024
IX	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/15460/2024 & dt. : 05 September, 2024
X	I & A Charge	Rs.26,92,000.00	CMDA/PP/Ch/15460/2024 & dt. : 05 September, 2024
XI	Shelter Charges	Rs.50,78,000.00	CMDA/PP/Ch/15460/2024 & dt. : 06 September, 2024
XII	IDC - CMWSSB (For sewerred area only)	Rs.23,70,000.00	CMDA/PP/Ch/15460/2024 & dt. : 05 September, 2024
XIII	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/15460/2024 & dt. : 05 September, 2024

3. The applicant has also furnished an undertaking to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS, Police (Traffic), AAI, IAF, PWD & Environmental Clearance.
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 to a single sump for the above premises for purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 100 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 - 2019 and enforcement action will be taken against such development.

5. Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. This 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 connected 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 / Registered Engineers / Architects who has signed in the plan to ensure the safety during construction and after construction and also for its continued structural stability of the buildings. In this regard, the applicant along with the Architect, Structural Engineer, Geo - Technical consultant and Construction Engineer has furnished undertaking in Form - C format.

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 consider only the aspect on 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.

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 applicant has to comply with all the conditions stipulated in the NOCs issued by the Police (Traffic), DF&RS, AAI, IAF, PWD & Environmental Clearance (whichever is applicable)
10. Two sets of plan for the proposal is approved and numbered as Planning Permission **OL-PP/HRB/0037/2024** dated **05/11/2024** in **Permit No. OL-01355** are sent herewith. The Planning Permission is valid for the period from **05/11/2024 to 04/11/2032**
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 Commissioner Corporationis requested to take necessary further action for issue of Building Permit under the Local Body Act.

This Planning Permission is not final. The applicant has to commence the project only after obtaining necessary Building Permit under the Local Body Act.

13. 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 at least 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.

14. 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.

15. The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS, AAI & CMRL. In this regard, the applicant has also furnished an undertaking in the reference 8th cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS, AAI & CMRL.

16. The applicant has furnished Structural design & report vetted by K.C.Pazhani Professor, Division of Structural Engineering department of Civil Engineering, Anna University dated 28.05.2024 in the reference 10th cited.

17. The applicant 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.

18. The applicant shall reserve 1/3rd open Terrace Area for erection of Solar Photo Voltaic Panel & Solar Water Heating System and the same has to be ensured before issue of Completion Certificate.

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

20. CCTV Camera to be installed at regular interval of 50.00 m along the road which is abutting the site boundaries before issue of

Completion Certificate. In this regards the applicant has furnished notarized undertaking.

21. 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.

22 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.

Yours faithfully,

Name: S Sundraraj

Designation: Assistant Planner

Date: 05 November, 2024

For

Member Secretary

CMDA

Encl :

1. Two copies of approved plan
2. Two copies of Planning Permit

Copy To:

Thiru. Sanjay Jain GPA of Kanchi Karpooram Ltd.,
Door No.127 A, Plot No. Flat.3152,
3rd Block,15th Floor, Lumbini Square,
Purasaivakkam, Chennai,Tamil Nadu
Mobile: 9840950040
Email: princehousingchennai@gmail.com

2.The Deputy Planner,
Enforcement cell,
CMDA, Chennai - 600008
(With one set of approved plans)

3.The Director of Fire & Rescue Service P.B.No.776,
Egmore, Chennai-8. (With one set of approved plans)

4.The Chairman,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Door No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008. (With one set of approved plans)

5.The Member Appropriate Authority,
108, Uthamar Gandhi Salai,
Nungambakkam, Chennai- 600034.

6.The Chief Engineer,
CMWSSB, No. 1,
Pumping Station Road,
Chintadripet, Chennai - 600002.

7.The Chief Engineer, TNEB, Chennai-2.

8.The Commissioner of Income Tax,
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai - 600034.

9.Thiru. E. HARI BHASKAR.,
Registered Architect,
COA.Reg. No.CA/2016/74766,
SECOND MAIN ROAD, JAGANATHAN NAGAR,
ARUMBAKKAM,Chennai- 600106
Mobile No: 9444182840
Email: Ar.hari.cmda@gmail.com

10.Thiru. Dhruva Sailesh Mahimtura
Registered Structural Engineer
CMDA Reg. No: S.E./GR.I/2022/12/358
Unique House, 3rd Floor,
No.25, S.A.Barelvi Road, Fort, Mumbai-400 001.
Mobile: 022-43685000.
Email: info@mahimtura.net

11.TMT. NIVEDHITHA

Registered Geo-Technical Engineer

RegNo: GTE/2022/04/55

3/332, RAM 4TH STREET,

POZHICHALLUR, CHENNAI 600 074

Mobile: 9629831255

Email: arumugamniveditha@gmail.com

12.Thiru. HITESH R SHAH

Registered Construction Engineer

Reg. no. CE/2022/06/1049

No. 13B, ORMES ROAD 1ST STREET,

KILPAUK, CHENNAI -10.

Mobile No: 7010706011

Email: hiteshbecivil@gmail.com

