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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natara jan 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 (N)/0503/2020

Dated: 15.04.2021

To
The Commissioner,
Greater Chennai Corporation,
"Ripon Buildings",
Chennai - 600 003.

Sir,

Sub: CMDA - Area Plans Unit - High Rise Building (North) Division - Planning Permission Application for the proposed construction of **High Rise Residential** development comprising of Stilt floor + 14 Floors with **392 Dwelling units** (390 + 2 Dwelling units are reserved for refuge area at 7th & 12th Floor), abutting Kailasam Road, Kailasapuram, Tondiarpet, Chennai - 600081. Comprised in Old S.No. 3905/4 pt, 6 pt & 7 pt, New S.No. 3905/9,10 & 11, Block No. 72 of Tondiarpet Village, Tondiarpet Taluk, Chennai District., Within the limits of Greater Chennai Corporation, applied by **The Chief Engineer**, Tamil Nadu Slum Clearance Board - Approved - Reg.

- Ref:**
1. PPA received in CMDA/PP/HRB/N/503/2020 dated 11.09.2020.
 2. CE, TNSCB letter no. SCB/DP(SP)/04/2018, dated 12.09.2020.
 3. This office letter dated 16.10.2020 addressed to the DF&RS Dept.,
 4. This office letter dated 16.10.2020 addressed to the Traffic Police Dept.,
 5. This office letter even no. dated 11.11.2020 to the Government, H & UD Department for sending remarks for Appeal Committee.
 6. Appeal Committee meeting held on 17.11.2020
 7. Minutes of the 258th MSB Panel meeting held on 03.12.2020
 8. This office letter even no. dated 14.12.2020 to the applicant.
 9. NOC received from DF & RS in R.Dis.No.12498/C1/2020, PP.NOC.No.121/2020, dated 14.12.2020.
 10. CE, TNSCB letter no. SCB/DP(SP)/04/2018 received on 30.12.2020.
 11. NOC issued by the AAI in NOC ID: CHEN/SOUTH/B/101920/503610 Dt.27.10.2020.
 12. CE, TNSCB letter no. SCB/DP(SP)/04/2018, dated 31.12.2020 received on 04.01.2021 enclosing the G.O.(3D).No. 163 H & UD [(UD5(1)) Department dated 30.12.2020.
 13. G.O.(3D).No. 163 H & UD [(UD5(1)) Department dated 30.12.2020.
 14. NOC received from Police (Traffic) in letter no. R.C. No. Tr/Licence/903/19692/2020 dated 06.01.2021.

U.S. Kumar
EXECUTIVE ENGINEER
DIVISION - TNSCB

15. This office letter even no. dated 20.01.2021 addressed to the Government.
16. G.O. (Ms). No. 31 H & UD [UD1] Department dt. 10.02.2021.
17. This office letter even no dt. 01.03.2021.
18. The applicant letter received dt. 10.02.2021.
19. TNGG No.51 dt.16.12.2020 for reclassification.
20. The applicant letter received on 09.03.2021.
21. This office letter even no dt. 12.03.2021 addressed to SRO, Royapuram.
22. The applicant letter received on 30.03.2021.
23. Gift deed for OSR area of 212.05 sq.m in doc. No. 885/2021 dt. 18.03.2021.

21

The Planning Permission Application received in the reference 1st cited for the proposed construction of **High Rise Residential** development comprising of Stilt floor + 14 Floors with **392 Dwelling units** (390 + 2 Dwelling units are reserved for refuge area at 7th & 12th Floor), abutting Kailasam Road, Kailasapuram, Tondiarpet, Chennai – 600081. Comprised in Old S.No. 3905/4 pt, 6 pt & 7 pt, New S.No. 3905/9,10 & 11, Block No. 72 of Tondiarpet Village, Tondiarpet Taluk, Chennai District., Within the limits of Greater Chennai Corporation, applied by **The Chief Engineer, Tamil Nadu Slum Clearance Board** has been examined and Planning Permission is issued based on the Government Order issued in the reference 16th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by other Government Agencies in the references 9th, 11th & 14th cited above.

2. The applicant has remitted the Development charges vide receipt no. **B0018756** dt. 08.03.2021:

Sl. No.	Charges	Amount
1.	Development charges for Land & Building.	Rs. 2,50,000/- (Rupees Two Lakh and Fifty Thousand only)
2.	IDC payable to MD, CMWSSB	Rs. 31,50,000/- (Rupees Thirty One Lakh and Fifty Thousand only).
3.	Flag Day contribution	Rs. 500/- (Rs. Five Hundred only)

3. The applicant has to comply with all the conditions stipulated in the NOCs issued by the Police (Traffic), DF&RS and AAI. In this regard, the applicant has also furnished an undertaking in the reference 22nd cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by Police (Traffic), DF&RS and AAI.

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

2/6

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. 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.

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

Nr. Ke
EXECUTIVE ENGINEER
DIVISION-1 TNSCB

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

10. 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 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.

11. 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.

12. 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.

13. Two sets of plan for the proposal is approved and numbered as Planning Permission No. C/PP/MSB/ 23 (A to C)/2021, dated. 15.04.2021 in Permit No. 13273 are sent herewith. The Planning Permission is valid for the period from 15.04.2021 to 14.04.2026.

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. The applicant/TNSCB has furnished Undertaking in Rs.20/- stamp paper for the removal of existing structures/encroachments in the OSR area before completion of the project and that would be handed over to the local body.

16. 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.

17. 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.

18. The Commissioner, Greater Chennai Corporation is requested to take necessary further action for issue of Building Permit under the Local Body Act.

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

Yours faithfully,

N. S. Praba
19-04-2024
for MEMBER-SECRETARY

N. S. Praba
19/4/2024

Encl :

1. Two copies approved plan.
2. Two copies of Planning Permission.
3. Copy of Govt., letter in the reference 13th & 16th cited.

Copy To:

1. **The Chief Engineer,**
Tamil Nadu Slum Clearance Board,
No. 5, Kamaraj Salai,
Chennai -5.
2. The Deputy Planner, Enforcement Cell (N), 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 Director of Fire & Rescue Service P.B.No.776, Egmore,
Chennai-8. (with one set of approved plans)
5. The Chief Engineer, CMWSSB,
No.1 Pumping Station Road, Chintadripet, Chennai-2.
6. The Additional Commissioner of Police (Traffic),
Egmore, Chennai-8.
7. The Chief Engineer, TNEB, Chennai-2.
8. Tmt. **B.Satya Praba**, M.E (Structure),
Registered Engineer No. RE/GR-I/19/09/296.
No. 5, Kamaraj Salai, TNSCB, Chennai - 5.
9. **Thiru, S.Sundaramoorthi**, M.Tech (Structural Engg.),
Registered Structural Engineer No. SE/GR- I/2020/07/274,
No. 5, Kamaraj Salai, TNSCB, Chennai - 5.

N. S. Praba
EXECUTIVE ENGINEER
DIVISION-1 TNSCB

Chennai Metropolitan Development Authority
PLANNING PERMIT
(Sec 49 of T & C. P. Act 1971)

PERMIT No. 13273
C/PP/MSB/23 (A to C)/2021.
File No. G.3(N)/D.503/2020.
Name of Applicant with Address.....

Date of Permit. 15.04.2021.
The Chief Engineer,
Tamil Nadu Slum
Clearance Board,
No. 5, Kamaraj Salai
Chennai - 05.
Date of Application. 11.09.2020

Nature of Development : Layout/Sub-division of Land/Building construction/Charge in use of Land/Building

Site Address. AS per the Annexure Enclosed.

Division No.....

Development Charge paid Rs. 25,000/- Challan No. 80018756 Date 08.03.2021

PERMISSION is granted to the layout/sub-division of land/ building construction/change in use of land/building according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

3. The permit expires on 14.04.2026.
the building construction work should be completed as per plan before the expiry date. If it is not possible to Complete the construction, request for renewing the planning permit should be submitted to Chennai Metropolitan Development Authority before the expiry date. If it is not renewed before the said date fresh. Planning Permission application/has to be submitted for continuing the construction work when the Development Control Rules that may be currently in force at that time will be applicable. If the construction already put up is in deviation to the approved plan and in violation of rules. Planning permit will not be renewed.

For MEMBER SECRETARY
12/04/21

U.S. Kulkarni
EXECUTIVE ENGINEER
DIVISION-1 TNSCB



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரமைப்பு பிரிவு
Town Planning Section-Works
கட்டிட அனுமதி

31

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)
(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண் / Building Plan No		திட்ட அனுமதி எண் / Plan Submission No	
CEBA/WDCN04/00171/2021		C3(N)/0503/2020 - 15/04/2021	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N04	N042	28/06/2021	28/04/2021
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		THE CHIEF ENGINEER-Tamil Nadu Slum Clearance Board, No:5, KAMARAJAR SALAI, Chennai - 600005.	
வெட்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Block No:72, Survey No:3905/9,10,11, KAILASAPURAM ROAD, KAILASAM STREET (HUTS), Tondiarpet, Tondiarpet, Tondiarpet, Chennai, 600081	
Building License Fees		1854400	
Regularisation Charges (penalty under section 244A)		60300	
Road cut charges - CMWSSB SEWERAGE		66900	
Road cut charges - CMWSSB WATER		66900	
Road cut charges - TNEB		600	
Scrutiny Fees		2193000	
Workers Welfare Board		4309000	
மொத்தக் கட்டணம் / Total (In Rs.)			

Amount (in words): Rupees Forty Three Lakhs Nine Thousand Only

Payment Details:

DD Number: 576192

Amount 4309000
(In Rs.):

Date: 21/06/2021

Bank: ICICI BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

அனுமதி கால முடிவு 27/06/2026

Permit Valid upto 27/06/2026



Digitally Signed by A S Murugan
Date: 28-Jun-2021 (15:33:01)

Executive Engineer (T.P.)

Re

A.S.Murugan
EXECUTIVE ENGINEER
DIVISION-1 TNSCB