

**BY REGISTERED POST WITH ACK. DUE**



**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](http://www.cmdachennai.gov.in)

**Letter No.C3 (N)/0273/2021**

**Dated: 14.06.2022**

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 cum Commercial use Building with Stilt floor + 1<sup>st</sup> floor (Parking, Club House, Association Room, Library & Indoor Games) + 2<sup>nd</sup> to 9<sup>th</sup> Floors with 128 Dwelling Units, availing **Premium FSI**, at Door No. 442 (Old D.No.184/A), Madhavaram Redhills High Road, Madhavaram, Chennai – 600 060, comprised in Old S.NO. 1088/2 part, T.S. No. 11, Block No. 62, Ward – C, of Madhavaram village, Within the limits of Greater Chennai Corporation, Division No.31, Zone III, applied by **M/s. Rajarathinam Construction (P) Ltd.**,Rep. by its Managing Director Thiru.A.Rathinam– Approved - Reg.

- Ref:**
1. PPA received on 05.05.2020 in SBC No. CMDA/PP/HRB/N/ 0273/2021.
  2. This office letter even no dt.13.07.2021 addressed to the Police (Traffic) and DF&RS.
  3. The applicant letter dt. 02.08.2021 received dt. 03.08.2021.
  4. Minutes of 262<sup>nd</sup> MSB panel Meeting held on 24.08.2021.
  5. This office letter even no dated 03.09.2021.
  6. Letter received from CMRL in letter no. CMRL/PLNG-626/21/2021 Dt.03.08.2021 received on 10.08.2021.
  7. The applicant letter dt.15.09.2021.
  8. NOC issued by the DF&RS in letter no. C1/10519/2021, PP NOC.No.77/2021 dt.27.09.2021.
  9. This office letter even no dated 11.10.2021.
  10. NOC received from Police (Traffic) in letter no. Tr./License/402/15605/2021 dt.06.10.2021.
  11. The applicant letter dt.23.11.2021.
  12. NOC issued by the AAI in NOC ID: CHEN/SOUTH/B/092621/624776 DT.29.09.2021.

13. NOC issued by the IAF in letter no. AFSTAM/5218/1/ATC Dt.21.10.2021.
14. NOC received from CMRL issued in letter No.CMRL/Ping-626/21/2021 dt.17.11.2021.
15. This office letter even no addressed to the Govt. dated 15.12.2021.
16. Letter (Ms) No. 04 dt. 21.01.2022 received from the Housing and Urban Development Department
17. This office DC advice letter even no dt.09.02.2022.
18. This office reminder letter even no dt.10.03.2022.
19. Applicant letter dt. 10.03.2022, 05.04.2022 & 01.06.2022.

-----

The Planning Permission Application received in the reference 1<sup>st</sup>cited for the proposed construction of **High Rise** Residential cum Commercial use Building with Stilt floor + 1<sup>st</sup> floor (Parking, Club House, Association Room, Library & Indoor Games) + 2<sup>nd</sup> to 9<sup>th</sup> Floors with 128 Dwelling Units, availing **Premium FSI**, at Door No. 442 (Old D.No.184/A), Madhavaram Redhills High Road, Madhavaram, Chennai – 600 060, comprised in Old S.NO. 1088/2 part, T.S. No. 11, Block No. 62, Ward – C, of Madhavaram village. Within the limits of Greater Chennai Corporation, Division No.31, Zone III, applied by **M/s. Rajarathinam Construction (P) Ltd.**, Rep. by its Managing Director Thiru.A.Rathinam has been examined and Planning Permission is issued based on the Government Order issued in the reference 16<sup>th</sup>cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by other Government Agencies in the references 8<sup>th</sup>, 10<sup>th</sup>, 12<sup>th</sup>, 13<sup>th</sup> & 14<sup>th</sup> cited above.

2. The applicant has remitted the following charges vide receipt no. CMDA/PP/Ch/6743/2022 dt.24.05.2022 furnished in the reference 19<sup>th</sup>cited:

i)	D.C for land	<b>Rs. 30,000/-</b> (Rupees Thirty Thousand only).
ii)	D.C for Building	<b>Rs. 2,00,000/-</b> (Rupees Two Lakh only).
iii)	Balance S.Fees	<b>Rs. 12,000/-</b> (Rupees Twelve Thousand only).
iv)	R.C. for land	<b>Rs.3,90,000/-</b> (Rupees Three Lakh and Ninety Thousand only).
v)	OSR Chrages	<b>Rs.45,82,000/-</b> (Rupees FortyFive Lakh and Eighty Two Thousand only).
vi)	I & A Charges	<b>Rs.49,15,000/-</b> (Rupees Forty Nine Lakh and Fifteen Thousand only).
vii)	SD for Building	<b>Rs.31,10,000/-</b> (Rupees Thirty One Lakh and Ten Thousand only).
viii)	SD for Display Board	<b>Rs.10,000/-</b> (Rupees Ten Thousand only).
ix)	IDC-CMWSSB	<b>Rs.32,25,000/-</b> (Rupees Thirty Two Lakh and Twenty Five Thousand only).
x)	Shelter Charges	<b>Rs.15,12,000/-</b> (Rupees Fifteen Lakh and Twelve Thousand only).
xi)	Premium FSI Charges	<b>Rs.29,45,000/-</b> (Twenty Nine Lakh and Forty Five Thousand only).

xii)	Flag Day Charges	Rs.500/- (Rupees Five Hundred only).
------	------------------	--------------------------------------

3. The applicant has to comply with all the conditions stipulated in the NOCs issued by the Police (Traffic), DF&RS, AAI, IAF and CMRL. In this regard, the applicant has also furnished an undertaking in the reference 19<sup>th</sup> 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, AAI, IAF and CMRL.

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 hermetically 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.

**The applicant has also furnished structural design drawing for the proposed building vetted by the Superintending Engineer, PWD dated. 26.08.2021 and 09.09.2021 in the reference 19<sup>th</sup> cited.**

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 applicant along with his /her application to prove the same. Thus, CMDA primarily consider only 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.**

**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 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.

**11. The applicant shall reserve 1/3<sup>rd</sup> 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. The partial refund of security deposit will not be considered for issuance of partial Completion certificate.

14. 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.

15. 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.

16. Two sets of plan for the proposal is approved and numbered as Planning Permission No.C/PP/HRB/16 (A to E)/2022, dated.14.06.2022 in Permit No.14536 are sent herewith. The Planning Permission is valid for the period from 14.06.2022 to 13.06.2030.

17. 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.

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,

For MEMBER-SECRETARY

**End:**

1. Two copies approved plan.
2. Two copies of Planning Permit.
3. Copy of Govt., letter in the reference 16<sup>th</sup> cited.

Copy To:

✓ 1 M/s Rajarathnam Construction (P) Ltd.,  
Rep. by its Managing Director Thiru.A.Rathinam,  
CMDA Regn. No. RD/19/07/548.  
Office No. 20, Anderson Road,  
Ayanavaram, Chennai – 600 023.  
email Id: [rcplplanning@gmail.com](mailto:rcplplanning@gmail.com)  
Mobile No. 9444061716

(This approval is not final; you have to approach The Commissioner, Greater Chennai Corporation for issue of Building Permit).

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. **The Chairman,**  
Tamil Nadu Real Estate Regulatory Authority (TNRERA),  
Door No.1A, 1<sup>st</sup> Floor,  
Gandhi Irwin Bridge Road,  
Egmore, Chennai – 600 008.  
(with one set of approved plans)
9. **Thiru.RSathyanarayana, B.Arch., A.I.I.A.**  
Registered Architect No. CA/86/9895  
CMDA Regn. No RA/Gr.I/19/03/071.  
No.55 (OLD U-12) 4<sup>th</sup> Main Road,  
Anna Nagar, Chennai – 600 040.  
Email : rsathyanarayana@gmail.com  
Mobile No.: 98410 25510.
10. **Er. S.Balasubramanian, M.E.,**  
CMDA Structural Engineer grade - I,  
Regn. no. SE/Gr-I/19/09/200,  
No.11, Mahalakshmi Garden,  
Thottipalayam Road, Coimbatore – 641062.  
Email : sbsassociates@gmail.com  
Mobile No.: 9442649341.
11. **Dr.C.V.Prasad,**  
CMDA Geo-Technical Engineer  
**Regn. No. GTE/19/03/003**  
No. 11, 2<sup>nd</sup> Main Road, Kannappa Nagar Extn., Kottivakkam, Chennai- 600 041.  
Email : drcvp@geomarineindia.com  
Mobile No.: 9444026189.
12. **J.Gunaseelan,**  
**Regn. No. CE/19/07/445**  
No.20, Anderson Road, Ayanavaram,  
Chennai – 600 023.  
Email: [gunacivil131@gmail.com](mailto:gunacivil131@gmail.com)  
Mobile No. 8220360325.



பெருநகர சென்னை மாநகராட்சி  
Greater Chennai Corporation

நகரமைப்பு பிரிவு  
Town Planning Section-Works  
கட்டிட அனுமதி

Building Permission

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

கட்டிட அனுமதி எண்/ Building Plan No		கட்டிட அனுமதி எண்/Plan Submission No	
CEBA/WDCN03/00194/2022		C3(N)/0273/2021 - 14/06/2022	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N03	N031	01/07/2022	20/06/2022
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		Rajarathnam Construction Pvt Ltd Rep. by its Managing Director Mr. A. Rathinam-No: 20, Anderson Road, Ayanavaram, Chennai- 600023.	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:Old No:184/A, NEW No:442,Block No:62, WARD-C,Survey No:OLD No:1088/2PART,T.S.No: 11, REDHILLS HIGH ROAD, M.H.ROAD, Madhavaram,MADHAVARAM, Madhavaram, Chennai, 600060	
Building License Fees		1670900	
Scrutiny Fees		600	
Workers Welfare Board		2038200	
மொத்தக் கட்டணம்/ Total (In Rs.)		3709700	

Amount (in words): Rupees Thirty Seven Lakhs Nine Thousand Seven Hundred Only

Payment Details:

DD Number: 623125 Amount 3709700 Date: 28/06/2022 Bank: TAMILNAD MERCANTILE BANK LTD  
(In Rs.):

ரின் 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 30/06/2027  
Permit Valid upto 30/06/2027



Digitally Signed by K  
Sundararajan  
Date: 01-Jul-2022 (13:33:50)  
Executive Engineer (T.P.)