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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.C3 (N)/0255/2019

Dated: 26.07.2022

To

The Commissioner,
Thiruverkadu Municipality,
Thiruverkadu,
Chennai – 600 077.

Sir,

Sub: CMDA – Area Plans Unit – High Rise Building(North) Division –Planning Permission Application for the proposed construction of **Block – 1**: Stilt floor + 7 floors – Residential Building with 189 Dwelling units; **Block – 2** : Stilt floor + 7 floors – Residential Building with 70 Dwelling units; **Block – 3** : Stilt floor + 7 floors – Residential Building with 161 Dwelling units (**Totally 420 Dwelling units**); **Club House Block** : Ground floor + 3 floors + 4th floor (Part) – Club House Block with Swimming Pool, Gym, Indoor Games & Party Hall at Survey No. **359, 358, 350/1 & 357 of Ayanambakkam village**, Thiruverkadu Municipality applied by **M/s. S&P Foundation Pvt Ltd.**, Represented by its Managing Director Thiru.S.Prabakar (for Self & GPA) & others– Approved - Reg.

- Ref:
1. Planning Permission Application received in SBC No. CMDA/PP/MSB/N/0255/2019 dt.03.05.2019.
 2. Applicant letter dated 06.05.2019
 3. This office letter dated 03.06.2019 calling for revised plan.
 4. Agenda & Minutes of CSO meeting held on 24.06.2019.
 5. This office letter even No. dt.10.07.2019.
 6. Applicant letter dt.31.07.2019.
 7. Agenda & Minutes of 252nd MSB Panel meeting held on 01.08.2019.
 8. Applicant letter dt.08.08.2019.
 9. This office letter even No. dt. 13.08.2019.
 10. Applicant letter dt.06.09.2019
 11. This office letter even No. dt.27.09.2019 addressed to the Government.
 12. Government Letter (Ms) No. 28, H&UD Department dt.24.01.2020.
 13. Traffic Police NOC Letter Rc. No. Tr./License/803/23693/2019 dt.10.10.2019.
 14. Applicant letter dt.03.03.2020.
 15. Minutes of Meeting on Shelter Charges dt.22.06.2020.

16. This office DC advice letter even no. dated 19.08.2020 to the applicant.
17. NOC issued by DF & RS in Letter P.Dis.No.13261/C1/2019 - PP. NOC. No.129/2019, dated 18.09.2019.
18. Applicant letter dated 07.09.2020 & 20.07.2021 along with receipt for DC charges.
19. This office reminder letter even no. dated 29.07.21 requesting to submit revised plan and other particulars.
20. Applicant letter dated 03.09.2020 & 09.09.2021 along certain particulars.
21. EIA Clearance issued in Letter No. SEIAA - TN/F.7163/EC/E(a)/697/2020, dated 13.03.2020.
22. Structural Design report & drawings vetted by the Superintending Engineer, PWD dated 17.08.2021.
23. Applicant letter dated 05.10.2021 along with gift deeds for OSR area & Link Road.
24. This office letter even no. dated 22.10.21 addressed to SRO, Konnur for registration of gift deeds.
25. This office reminder letter even no. dated 17.03.22 requesting to submit revised plan and other particulars.
26. Applicant letter dated 28.03.22 enclosing copy of DF & RS NOC and another letter dated 05.04.2022 enclosing original gift deeds for OSR & Link Road for revalidating the date for registration.
27. This office letter even no. dated 06.04.22 addressed to SRO, Konnur for registration of gift deeds.
28. Applicant letter dated 30.06.22 along with final plan and particulars.
29. Concurrence letter from TANGEDCO in Letter No. SE / CEDC / W / EE / GL / AEE / DEV / AE. II / F.M / S & P / D 1546 / 21-22, dt. 22.2.22 for land for substation area.

The Planning Permission Application received in the reference 1stcited for the proposed construction of **Block - 1**: Stilt floor + 7 floors - Residential Building with 189 Dwelling units; **Block - 2** : Stilt floor + 7 floors - Residential Building with 70 Dwelling units; **Block - 3** : Stilt floor + 7 floors - Residential Building with 161 Dwelling units (**Totally 420 Dwelling units**); **Club House Block** : Ground floor + 3 floors + 4th floor (Part) - Club House Block with Swimming Pool, Gym, Indoor Games & Party Hall at Survey No. **359, 358, 350/1 & 357** of **Ayanambakkam village**, Thiruverkadu Municipality applied by **M/s. S&P Foundation Pvt Ltd.**, Represented by its Managing Director Thiru S. Prabakar has been examined and Planning Permission is issued based on the Government approval order issued in the reference 12thcited subject to the usual conditions put forth by CMDA including compliance of conditions listed by other Government Agencies in the references 13th, 17th and 21stabove.

2.The applicant has remitted the following charges vide receipt no. **B0019502** dt.20.07.2021furnished in the reference 18thcited:

Sl. No.	Charges	Amount to be remitted
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.6,80,000/- (Rupees Six Lakh and Eighty thousand only)
ii)	Balance Scrutiny Fee	Rs.1,00,000/- (Rupees One lakh only)
iii)	Regularisation charge for land	Rs.11,00,000/- (Rupees Eleven lakh only)
iv)	OSR charges	Nil
v)	Security Deposit for Building	Rs.87,85,000/- (Rupees Eighty seven lakh and eight five thousand only)
vi)	Security Deposit for STP	Rs.4,75,000/- (Rupees Four lakh and seventy five thousand only)
vi)	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten Thousand Only)
viii)	Infrastructure & Amenities Charges	Rs.1,49,75,000/- (Rupees One crore fourty nine lakh and seventy five thousand only)
x)	Premium FSI charges	Rs.39,00,000/- (Rupees Thirty nine lakh only)
xi)	Flag Day Contribution (by Cash)	Rs.500/- (Rupees Five hundred only)

3. The applicant has gifted **OSR area** to an extent of 1715.40 sq.m. vide Doc. No. 3130/2022, dated 04.05.2022 and taken over by TDR Division in LDR vide U.O. Note No. TDR/OSR/13600/2021, dated 03.06.22 and **Link Road portion** to an extent of 936.96 sq.m. gifted vide Doc. No. 3131/2022, dated 04.05.2022 and taken over by TDR Division in LDR vide U.O. Note No. TDR/13599/2021, dated 03.06.22.

4. The applicant has to comply with all the conditions stipulated in the NOCs issued by the Police (Traffic), DF&RS and EIA Clearance. In this regard, the applicant has also furnished an undertaking in the reference 20th 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 EIA Clearance.

5. The Promoter has to submit the necessary sanitary application directly to Local Body 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.

6. 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 in the reference 22nd cited.

7. 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.

8. 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.

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

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

11. 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.

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.

12. 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.

13. 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.

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

15. 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.

16. 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.

17. Two sets of plans for the proposal is approved and numbered as Planning Permission No. C/PP/HRB/27 (A to L)/2022, dated 26.07.2022 in Permit No.14547 are sent herewith. The Planning Permission is valid for the period from 26.07.2022 to 25.07.2030.

18. 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.

19. The Commissioner, Thiruverkkadu Municipality is requested to take necessary further action for issue of Building Permit under the Local Body Act.

20. 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**

Encl:

1. Two copies approved plan.
2. Two copies of Planning Permit.
3. Copy of Govt., letter in the reference 12th cited.

Copy To:

1. **M/s. S&P Foundation Pvt. Ltd.,**
Represented by its Managing Director Thiru S.Prabakar,
Citi Tower, 4th floor, Door No. 7,
3rd Cross Street, Kasturibai Nagar,
Adyar, Chennai – 600 020.
*(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, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.
(with one set of approved plans)
9. **Thiru Siva Anbarasan**
CMDA Registration No. CA/87/10769/RA/Gr.I/19/03/037
Anby & Faisal, S3, II Floor, Amar Sindur,
No.43, Pantheon Road, Egmore,
Chennai – 600 008.
e-mail ID: anbu.faizal@gmail.com
Mobile No. 9840109197

10. **Thiru S. Soundarapandian**
CMDA Registration No. SE/Gr-1/19/03/028
Pays Civil Tec Design Pvt. Ltd.,
3rd floor, Thandavan Street,
Purasaiwakkam, Chennai – 600 007.
e-mail ID: jaysciviltecdesign@gmail.com
Mobile No. 044-42012956
11. **Thiru Varghese,**
F.S. Engineers Pvt. Ltd.,
CMDA Geo-Technical Engineer
109, New No.98, Velachery Road, Guindy, Chennai- 600 032.
Email: fsengineers74@gmail.com
Mobile No.: 4422351862.
12. **Thiru Jhon Ilango,**
Site Engineer,
No.217/68, Jeevan Bhima Nagar,
Anna Nagar West Extension, Chennai – 600 101.
Email: jilango@sandpco.in

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திருவேற்காடு நகராட்சி ஆணையர் அவர்களின் செயல்முறைகள்
முன்னிலை :- திரு. H.இரமேஷ், B.L.,

ந.க.எண். 2337/2022/எப்1

நாள் :15.12.2022

பொருள் :	கட்டிட அனுமதி - திருவேற்காடு நகராட்சி - அயனம்பாக்கம் கிராமம் - சர்வே எண். 359, 358, 350/1, 357-ல் குடியிருப்பு - கட்டிட அனுமதி ஒப்புதல் வழங்கி உத்திரவிடப்படுகிறது - தொடர்பாக
பார்வை :	1. உறுப்பினர் செயலர், சென்னை பெருநகர் வளர்ச்சிக் குழுவும், சென்னை அவர்களின் கடிதம். C3(N)/0255/2019 நாள்.26.07.2022. 2. இவ்வலுவலக கேட்பு அறிவிப்பு நாள்: 01.09.2022 3. மனுதாரர் கடிதம் நாள்:19.10.2022

உத்தரவு :-

திருவேற்காடு நகராட்சி எல்லைக்கு உட்பட்ட அயனம்பாக்கம் கிராமம் சர்வே எண். 359, 358, 350/1, 357-ல் குடியிருப்பு கட்டிட அனுமதி ஒப்புதல் வேண்டி **M/S S&P Foundations Pvt Ltd S.Prabakar** என்பவர் உறுப்பினர் செயலர், சென்னை பெருநகர் வளர்ச்சிக் குழுவும், சென்னை அவர்களுக்கு விண்ணப்பம் செய்யப்பட்டதில் மேற்படி மனுதாரரின் விண்ணப்பம் உறுப்பினர் - செயலர், சென்னை பெருநகர் வளர்ச்சிக் குழுவும், சென்னை அவர்களால் பரிசீலனை செய்யப்பட்டு, பார்வை 1 ல் கண்ட கடிதத்தின்படி திட்ட அனுமதி வழங்கப்பட்டுள்ளது. பார்வை 2ல் கண்டுள்ள கடிதத்தின் வாயிலாக கீழ்க்கண்ட கட்டணங்கள் செலுத்த கோரியதில் மனுதாரர் பார்வை 3-ல் கண்டுள்ளபடி கட்டணங்கள் செலுத்தியதை தொடர்ந்து மேற்கண்ட குடியிருப்புக்கு கட்டிட அனுமதி அளித்து ஒப்புதல் வழங்கப்படுகிறது.

கட்டிட உரிமையானை கட்டணம்	ரூ.68,16,680/-	இவ்வலுவலகரசீதுஎண்.0000740 நாள்: 18.10.2022
மழை நீர் கட்டணம்	ரூ.3,40,000/-	இவ்வலுவலகரசீதுஎண்.0000741 நாள்: 18.10.2022
இதர கட்டணம்	ரூ.10,91,500/-	இவ்வலுவலகரசீதுஎண்.0000742 நாள்: 18.10.2022
கட்டிட பொருள் சேமிப்பு கட்டணம்	ரூ.22,10,000/-	இவ்வலுவலகரசீதுஎண்.0000743 நாள்: 18.10.2022
கூராய்வு கட்டணம்	ரூ.50,000/-	இவ்வலுவலகரசீதுஎண்.0000744 நாள்: 18.10.2022
குடிநீர் வைப்பு தொகை	ரூ.20,90,000/-	இவ்வலுவலகரசீதுஎண்.0000745 நாள்: 18.10.2022
கட்டிட தொழிலாளர் நலநிதி வங்கி வரைவேலை (M.W.G.W Fund- D.D)	ரூ.97,39,550/-	D.D NO.009224 Date.15.10.2022

எனவே, மேற்கண்ட இடத்தில் மனுதாரர் குடியிருப்பு கட்டிட அனுமதி அமைக்க இத்துடன் இணைத்துள்ள வரைபடத்தில் குறிப்பிட்டுள்ள நிபந்தனைக்குட்பட்டு இறுதி ஒப்புதல் வழங்கப்படுகிறது.

பெறுநர் :

M/S S&P Foundations Pvt Ltd S.Prabakar

City Towers 4th Floor

Door No. 7, 3rd Cross Street, Kasthuribai Nagar, Adayar,

Chennai- 600020.

ஆணையர்
திருவேற்காடு நகராட்சி.

APP Plans page no: 267 to 289
in volume 4 is kept below