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31

Planning Permit

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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)/0354/2019 **Dated: 13.02.2020**

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 is for the construction of **4 Multi – Storeyed Block A to D** each consisting of Stilt floor + 10 floors – Residential Building with 120 Dwelling units (Totally 480 Tenements) at NTO Kuppam, Survey No. **139**/1, T.S. No. **1**/1, **1**/2A Block No. 2, Ward No. J of **Thiruvottriyur Village**, Thiruvottriyur Taluk, Thiruvallur District, Chennai applied by The Chief Engineer, Tamil Nadu Slum Clearance Board – Approved - Reg.

Ref:
1. Planning Permission Application received in SBC No. CMDA/PP/MSB/N/0354/2019 dt.30.05.2019.
2. Agenda & Minutes of 251st MSB Panel meeting held on 11.07.2019.
3. This office letter even No. dt.27.07.2019.
4. Traffic Police NOC Letter Rc. No. Tr./License/569/17710/2019 dt.16.08.2019.
5. DF&RS NOC Letter R.Dis. No. 11244/C1/2019 PP.NOC. No. 117/2019 dt.04.09.2019.
6. Applicant Letter No. SCB/SP(DP)/07/2017 dt.06.09.2019 enclosing revised Plans & other particulars.
7. This office even No. dt. 30.10.2019 addressed to the Government.
8. Government Letter (Ms) No. 172, H&UD (UD-I) Department dt.09.11.2019.
9. This office DC advice letter even No. dt.06.12.2019.
10. Applicant letter even No. dt.10.12.2019 (Remittance of DC & other charges).
11. Applicant Letter even No. dt.17.12.2019 & 09.01.2020 enclosing Undertakings.
12. Applicant Letter even No. dt.05.02.2020 & 10.02.2020 enclosing revised Plans and undertakings.
13. OSR registered Gift Deed Doc. No. 636/2020 dt.31.01.2020 & Land Delivery Receipt dt.12.02.2020.

EXECUTIVE ENGINEER,
RECONSTRUCTION DIVISION,
TAMILNADU SLUM CLEARANCE BOARD,
T.P. CHATRAM, CHENNAI-10.

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14 Street Alignment registered Gift Deed Doc. No. 643/2020 dt.31.01.2020 & Land Patta Receipt dt.13.02.2020

The Planning Permission Application received in the reference 1st cited for the construction of construction of 4 Nos. (Stilt + 9 floors) Block A to D each consisting of Stilt floor + 10 floors – Residential Building with 320 Dwelling units (Totally 480 Tenements) at NTO Kuppam, Survey No. 139/1, T.S No 1/1, 1/2A Block No 2, Ward No. 1 of **Thiruvottriyur Village**, Thiruvottriyur Taluk, Thiruvallur District, Chennai 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 8th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by other Government Agencies in the references 4th & 5th cited above and subject to the following conditions:

(i) The applicant has to demolish the portions shown to be demolished as committed in the undertaking; and

(ii) The applicant has to construct the compound wall for the Street Alignment portion of Ennore Expressway within 4 months from the date of issue of this order as committed in the undertaking.

2. The applicant has remitted the following charges in the reference 10th cited:

Sl. No.	Charges	Receipt No.	Amount
1.	Development Charges	B0015175 dt.10.12.2019	**Rs.3,35,000/-** (Rupees Three lakh and thirty five thousand only)
2.	IDC payable to CMWSSB		**Rs.35,35,000/-** (Rupees Thirty five lakh and thirty five thousand only)
3.	Flag Day contribution	781056	**Rs.500/-** (Rupees Five hundred only)

3. The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS & Police (Traffic). In this regard, the applicant has furnished an undertaking in the reference 11th cited to abide by the terms and conditions put forth by CMDA and accepting the conditions put forth by DF&RS & Police (Traffic).

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

EXECUTIVE ENGINEER,
RECONSTRUCTION DIVISION,
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T.P.C.L. ...

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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.

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

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RECONSTRUCTION DIVISION,
TAMILNADU SLUM CLEARANCE BOARD,
T.P. CHATRAM, CHENNAI-19.

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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 1/3rd open Terrace Area for erection of Solar Photo Voltaic Panel and Solar water heating system.**

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/09 (A to B)/2020,** dated **13.02.2020** in **Permit No. 13211** are sent herewith. The Planning Permission is valid for the period from **13.02.2020** to **12.02.2025.**

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

16. 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,

15/02/2020

for **MEMBER-SECRETARY**

13/2/2020

Encl :

1. Two copies approved plan
2. Two copies of Planning Permission
3. Copy of G.O in the reference 8th cited.

C3(N)/354/2019

EXECUTIVE ENGINEER,
RECONSTRUCTION DIVISION,
TAMILNADU SLUM CLEARANCE BOARD,
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Copy To:

1. **The Chief Engineer,**
   Tamil Nadu Slum Clearance Board,
   No.5, Kamarajar Salai, Chennai – 600 005.
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. **Thiru.S.Rengadurai, B.Arch.,**
   Registered Architect No. CA/2017/87875
   96/21,Mullai Colony, 2nd floor,
   Mugappair, Chennai – 600 037.
   Mobile No. +91 8807191970
9. **Thiru.S.Sathiyaseelan, M.Tech., MIE**
   Chartered Engineer – 15865251
   Principal Structural Manager, Teemage Builders Pvt. Ltd.,
   No.6/35, 1st Cross Street, College Road, Thirupur – 641 602.
   Mobile No. +91 8754467031
10. **Thiru.A.Udayakumar B.E., (Site Engineer)**
    Assistant Executive Engineer, TNSCB
    Tamil Nadu Slum Clearance Board,
    No.5, Kamarajar Salai, Chennai – 600 005.
    Mobile No. +91 9487077379

C3(N)/354/2019

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RECONSTRUCTION DIVISION,
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பெருநகர சென்னை மாநகராட்சி 37

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

Building Permission

(1919 ஆம்ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)

(1919 MCMC Act Section 238)

கட்டட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN01/00191/2020		C3(N)/0354/2019 - 13/02/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N01	N011	01/07/2020	01/07/2020
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		THE CHIEF ENGINEER-TAMIL NADU SLUM CLEARANCE BOARD, NO:5, KAMARAJAR SALAI, CHENNAI-600005	
சேவைபாட்டு தன்மை / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Block No:2,Plot No:-, Survey No:T.S. NO:1/1, 1/2A NTO KUPPAM, ELLAIAMMAN KOIL STREET,ELLAIAMMAN KOIL,TIRUVOTTRIYUR,Thiruvottiyur, Chennai, 600019	
Building License Fees			2220400
Regularisation Charges (penalty under section 244A)			220000
Road cut charges - CMWSSB SEWERAGE			20000
Road cut charges - CMWSSB, WATER			20000
Road cut charges - TNEB			20000
Scrutiny Fees			600
மொத்தக் கட்டணம்/ Total (In Rs.)			2501000

Amount (in words): Rupees Twenty Five Lakhs One Thousand Only

M.W.G.W.F. DD Details : DD Number: 012076 Amount: 100 Rs. Date:26/06/2020 Bank:HDFC BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Sanctioned for CMDA Proposal- only for Building Permit Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

இந்த அனுமதி 31/12/2020 ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி
முடிவு நாள் 30/06/2025

This Sanction will expire if the construction is not started with in 31/12/2020

If Construction started Building Permit is valid up to 30/06/2025

01/07/2020

Assistant Executive Engineer (T.P.)

1/7/2020

Executive Engineer (T.P.)

11/7/20

9/7/20

EXECUTIVE ENGINEER,
RECONSTRUCTION DIVISION,
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T.P. CHATRAM, CHENNAI-10.

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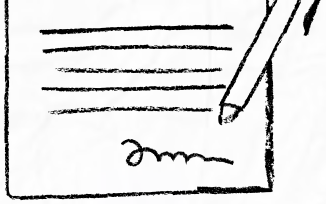

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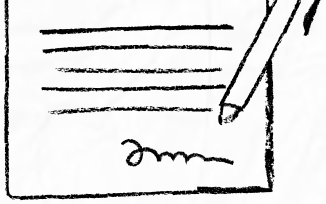

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Home Vastu Shastra, Plot Vastu Shastra, Property Management

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