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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 (S)/299/2020

Dated: 25.02.2021

To
The Commissioner,
Greater Chennai Corporation,
Chennai - 600 003.

Sir,

Sub: CMDA - Area Plans Unit - MSB (South) Division - Planning Permission Application for the Proposed construction of High Rise building consisting of Single block with Tower 1 & Tower 2: Stilt floor (Mechanized parking - 4 levels) + 8 floors 16 dwelling units with Residential building (Totally 32 dwelling units), Tower 3: Stilt floor (Mechanized parking) + 6 floors Commercial (Office) purpose at 2nd Cross street, 3rd Avenue, Besant Nagar, Chennai 600090 bearing Old Survey No.114 part, T.S.No.26 part, Block No.26 of Urur village applied by **The Executive Engineer & Administrative Officer, Besant Nagar Division, TNHB, Chennai** - Approved and forwarded to local body for issue of building license - Regarding.

- Ref:
1. Planning Permission Application received in the SBC No. CMDA/PP/HRB/S/299/2020, dated 04.06.2020.
 2. Minutes of the 256th MSB Panel meeting held on 24.06.2020.
 3. This office letter even No. dated 14.07.2020 addressed to the Government.
 4. Government Letter (Ms) No. 110, H&UD (UD1) Department dated 03.08.2020.
 5. This office (DC advice) letter even No. dt.20.08.2020
 6. TNHB letter No.BN/Plg/1812/2016 dated 26.08.2020 along with undertakings & 12.11.2020,15.12.2020 with particulars.
 7. Minutes of the 257th MSB Panel meeting held on 06.10.2020
 8. This office letter even No. dt 27.08.2020 addressed to the MD, CMWSSB, chennai-2. (DD No.213317, dated 25.08.2020 for MIDC charges)
 9. NOC from Police(Traffic) in letter Rc.No.Tr./License/660/12673/2020 dated 01.10.2020
 10. NOC from DF&RS in R.Dis.No.-8627/C1/2020 PP.NOC.No.87/2020 dated 11.09.2020

11. NOC from AAI in letter CHEN/SOUTH/B/071720/476728 dated 20.07.2020
12. NOC from IAF in letter TAM/5218/1/ATC (PC - 25/20) dated 10.08.2020
13. TNHB letter No.BN/Plg/1812/2016 dated 15.12.2020 & 30.12.2020(NOC's undertakings)
14. G.O.(Ms).No.18 MAWS Department, dated 04.02.2019
15. Govt. letter No.6188/UD-4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.

Planning Permission Application for the Proposed construction of High Rise building consisting of Single block with Tower 1 & Tower 2: Stilt floor (Mechanized parking - 4 levels) + 5 floors 16 dwelling units with Residential building (Totally 32 dwelling units), Tower 3: Stilt floor (Mechanized parking) + 6 floors Commercial (Office) purpose at 2nd Cross street, 3rd Avenue, Besant Nagar, Chennai 600090 bearing Old Survey No.114 part, T.S.No.26 part, Block No.26 of Urur village applied by **The Executive Engineer & Administrative Officer, Besant Nagar Division, TNHB, Chennai** has been examined and Planning Permission is issued based on the Government approval accorded in the reference 4th cited subject to the usual conditions put forth by CMDA in reference 5th cited, including compliance of conditions imposed by the Government agencies in the reference 9th, 10th, 11th & 12th cited.

2. The applicant has remitted the following charges in letter dt.26.08.2020 vide receipt No.60017086, dated 26.08.2020.

Sl. No.	Charges	Amount to be remitted
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.1,40,000/- (Rupees One Lakh and Forty Thousand only)
ii)	Scrutiny Fee	Rs.30,000/- (Rupees Thirty Thousand Only)
iii)	Regularisation charges	Rs.2,90,000/- (Rupees Two Lakhs and Ninety Thousand Only)
iv)	Infrastructure & Amenities Charges	Rs.29,10,000/- (Rupees Twenty Nine Lakhs and Ten Thousand only)
v)	Shelter Fee Charges	Rs.25,00,000/- (Rupees Twenty Five Lakhs only)

3. The applicant also furnished the Demand draft of Rs. 14,10,000/- (Rupees Fourteen Lakhs and Ten Thousand only) towards Infrastructure Development Charge vide No.213317, dated 25.08.2020 drawn from INDIAN Bank, Lattice Bridge Road(00817), Chennai and same was forwarded to CMWSSB in the reference 8th cited.

4. The Applicant has also furnished an undertaking in the reference 6th cited to abide by the terms and conditions put forth by Police (Traffic), DF&RS, AAI, IAF and the conditions imposed by CMDA in the reference 5th cited.

5. The Promoter has to submit the necessary sanitary application directly to CMWSSB and only after due sanction he can commence the work.

In respect of water supply, it may be possible for CMWSSB to extend water supply for the purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 10 (ten) 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 Tamil Nadu Combined Development Building Rule 2019 and enforcement action will be taken against such development.

6. The Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority. The Town & Country Planning Act 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 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 / License Surveyor / Architects who has signed in the plan to ensure the safety during construction and after construction and also for the continued structural stability of the buildings. In this regard, applicant along with the Architect and Structural Engineer and Construction Engineer has furnished necessary undertakings for Structural Design Sufficiency as well as for supervision in the prescribed formats.

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 considers only the aspect 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. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent authority.

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

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 1/3rd open Terrace Area for erection of Solar Photo Voltaic Panel 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.

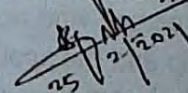
13. The partial refund of security deposit will not be considered for issuance of partial Completion certificate.

14. 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. Two sets of approved plans numbered as C/PP/MSB/08 (A to I)/2021, dated 25.02.2021 in Planning Permit No.13258 are sent herewith. The Planning Permit is valid for the period from 25.02.2021 to 24.02.2026.

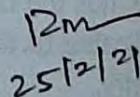
16. This approval is not final. The applicant has to approach the Commissioner, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

Yours faithfully,


25/2/21

For **MEMBER-SECRETARY**

Encl: 1) Two sets of approved plans
2) Two copies of Planning Permit


25/2/21

Chennai Metropolitan Development Authority PLANNING PERMIT

(Sec 49 of T & C. P. Act 1971)

PERMIT No.

13258

C/PP/MSB/08(A to L)/2021

Date of Permit 25/02/2021

File No. C.3.(S)/299/2020

Name of Applicant with Address. The Executive Engineer & Administrative Officer, Besant Nagar Division

Govt Lr MS No. 110 H&UD Chennai. 600 020.
(UP) Dept.
dt. 03.08.2020.

Date of Application 04/06/2020

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

Site Address..... As per Annexure Enclosed...

Division No.....

Development Charge paid Rs. 1,40,000/- Challan No. B0017086 Date 26.08.2020

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 24.02.2026.

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



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரமைப்பு பிரிவு
Town Planning Section-Works

கட்டிட அனுமதி

Building Permission

(1919 ஆம் ஆண்டு சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின படி)
(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண் / Building Plan No		கட்டிட அனுமதி எண் / Plan Submission No	
CEBA WDCN13-00101-2021		C3(S)/299/2020 - 25/02/2021	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுப்பப்பட்ட நாள் / Application Date
N13	N176	07/04/2021	08/03/2021
மனுப்பாளரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		THE EXECUTIVE ENGINEER and ADMINISTRATIVE OFFICER BESANT NAGAR DIVISION TNHB CHENNAI-No.48, Dr.Muthulakshmi Salai, Adyar, Chennai - 600 020.	
வசூலாக்கு தகவல் / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Block No:26,Plot No:-, Survey No:T.S.No.26 Part, Besant Nagar 3rd Avenue Road,Besant Nagar,Besant Nagar,Urur, Chennai, 600090	
Building License Fees		830500	
Road cut charges - CMWSSB SEWERAGE		70600	
Road cut charges - CMWSSB, WATER		70600	
Road cut charges - TNEB		70600	
Scrutiny Fees		600	
Workers Welfare Board		988200	
மொத்தக் கட்டணம் / Total (In Rs.)		2031100	

Amount (in words): Rupees Twenty Lakhs Thirty One Thousands One Hundred Only

Payment Details:

DD Number: 813407

Amount 2031100
(In Rs.):

Date: 23/03/2021

Bank: INDIAN BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலிப்படி 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
Permit Valid upto

06/04/2026

06/04/2026



Digitally Signed by A S Murugan
Date: 07-Apr-2021 (11:24:15)

Executive Engineer (T.P.)

A S Murugan
EXECUTIVE ENGINEER
AND ADMINISTRATIVE OFFICER
Besant Nagar Division
Tamil Nadu Housing Board
Chennai - 600 020



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

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