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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)/055/2021**

Dated: **29.03.2021**

To

The Commissioner,

Greater Chennai Corporation,
Chennai - 600 003.

Sir,

Sub: CMDA - APU - MSB (South) Division - MSB (South) Division - Planning Permission Application for the proposed construction of High Rise Residential Building (HRB) consisting of Extended Basement Floor + Stilt Floor + 18 floors with **36** Dwelling Units availing with **Premium FSI** at Old Door No.190 & 191, New Door No. 90 & 92, St. Mary's Road & C.P. Ramaswamy Road, Alwarpet, Chennai-600 018 in R.S.No.**3666/2, 3666/13**, Block No.72 of Mylapore village, within the limits of Greater Chennai Corporation. Div.no.123, Zone-IX applied by Thiru. **R.V.Sundar** & 2 others (GPA for Kandula Rajamohan Reddy) - **Approved and forwarded to local body for issue of building license - Regarding.**

- Ref: 1. Planning Permission Application received in the APU No. CMDA/PP/HRB/S/055/2021, dated 03.02.2021.
2. Minutes of the 260th MSB Panel Meeting held on 09.02.2021.
3. Applicant Letter dated 15.02.2021 & 23.02.2021 along with revised plan & copy of Demolition Approved plan.
4. This office letter even No. dated 18.02.2021 addressed to the Government
5. Government letter (Ms) No. 45, H&UD (UD1) Dept, dated 26.02.2021
6. NOC from DF&RS in R.Dis.No.2335/C1/2021, PP NOC.No.21/2021 dated 26.02.2021.
7. Structural drawings vetted by PWD on 03.03.2021.
8. NOC from AAI in letter No. CHEN / SOUTH / B / 022321 / 530059, dated 10.03.2021.
9. NOC from Police (Traffic) in letter No. Rc. No. Tr./License/107/3535/ 2021, dated 11.03.2021.
10. This office letter (DC advice) even No. dated 12.03.2021.
11. Applicant letter dated 22.03.2021 with DC remittance receipts, Revised plan & undertakings.
12. G.O.(Ms).No.18 MAWS Department, dated 04.02.2019.
13. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and The Government letter No. TNRERA/261/2017, dated 09.08.2017.
14. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.

The Planning Permission Application for the proposed construction of High Rise Residential Building (HRB) consisting of Extended Basement Floor + Stilt Floor + 18 floors with 36 Dwelling Units availing with **Premium FSI** at Old Door No.190 & 191, New Door No. 90 & 92, St. Mary's Road & C.P. Ramaswamy Road, Alwarpet, Chennai-600 018 in R.S.No.3666/2, 3666/13, Block No.72 of Mylapore village has been examined and Planning Permission is issued based on the Government approval accorded in the reference 5th cited, subject to the usual conditions put forth by CMDA in reference 10th cited, including compliance of conditions imposed by the Government agencies in the reference 6th, 8th & 9th cited.

2. The applicant has remitted the following charges in the reference 11th cited in receipt No. B0018880, dated 22.03.2021.

1	Development charge for building under Sec.59 of the T&CP Act, 1971	Rs.1,50,000/- (Rupees One Lakh and Fifty Thousand Only)
2	Balance Scrutiny fee	Rs.20,000/- (Rupees Twenty Thousand only)
3	Regularization charges	Rs.2,20,000/- (Rupees Two Lakh and Twenty Thousand Only)
4	Open Space and Reservation Charges	Does not arise
5	Security Deposit for Building	Rs.19,00,000/- (Rupees Nineteen Lakh Only)
6	Security Deposit for STP	Does not arise
7	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten Thousand only)
8	IDC (for CMWSSB)	Rs.18,20,000/- (Rupees Eighteen Lakh and Twenty Thousand Only)
9	Infrastructure & Amenities charges	Rs.30,10,000/- (Rupees Thirty Lakh and Ten Thousand Only)
10	Shelter Fee	Rs.92,90,000/- (Rupees Ninety Two Lakh and Ninety Thousand Only)
11	Premium FSI	Rs.8,17,75,000/- (Rupees Eight Crore, Seventeen Lakh and Seventy Five Thousand Only)

5. The Applicant has also furnished an undertaking in the reference 11th cited to abide by the terms and conditions put forth by Police (Traffic), DF&RS, AAI the conditions imposed by CMDA in the reference 10th cited.

6. The Planning Permission holder 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.

7. 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 TNCD & BR and enforcement action will be taken against such development.

8. 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.

9. 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.

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

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

12. 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 heating 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.

The applicant has furnished the Structural design vetted by PWD in the reference 7th cited.

13. 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

14. 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.

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

16. 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.

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. Two sets of approved plans numbered as C/PP/MSB/18 (A & B)/2021, dated 29.03.2021 in Planning Permit No.13268 are sent herewith. The Planning Permit is valid for the period from 29.03.2021 to 28.03.2026.

19. 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,

For MEMBER-SECRETARY

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

Rm
29/3/21

Copy to:

1.	Thiru. R.V. Sundar & 2 others (GPA for Kandula Rajamohan Reddy) Registered Developer Door No.19/1, Third cross street, Raja Annamalaipuram, Chennai – 600 028.	
2.	The Deputy Planner, Enforcement Cell (South), CMDA, Chennai-600 008.	(With one set of approved plans)
3.	The Director of Fire & Rescue Service No.1, Greaves Road, Chennai-600 006.	(With one set of approved plans)
4.	The Additional Commissioner of Police (Traffic), Greater Chennai, Vepery, Chennai-600 007.	
5.	The Managing Director, CMWSSB, No.75, Santhome High Road, MRC Nagar, R.A.Puram, Chennai – 28.	(With one set of approved plans)
6.	The Chief Engineer, TNEB, Chennai-600 002.	
7.	The Commissioner of Income Tax No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-600 034.	
8.	Thiru. R.Nagarajan (Architect) /Registered Engineer No.81, Labour Colony 1 st Street Pallikaranai, Chennai – 600 100.	BY SPEED POST
9.	Dr. Alex jacob, (Structural Engineer) 41/A Beach Road, Kalakshetra Colony, Chennai – 600 090.	BY SPEED POST
10.	Thiru. Gnanasekaran (Site Engineer), No.1, Venugopalapuram, Nanganallur, Chennai – 600 0061	BY SPEED POST

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Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No.

C/PP/MSB/18(A to B)/2021 Date of Permit 29/03/2021

Thiru. R.V. Sundar & 2 others

(GPA For Kandula Rajamohan Reddy)

File No. C3(S)/055/2021.

Door No. 19/1, Third cross street

Name of Applicant with Address. Raja Annamalai Puram,

Govt Lr (MS) NO. 45.

Chennai. 600 028.

H&UD (UD) Dept
dt. 26.02.2021.

Date of Application. 03.02.2021

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. 1,50,000/- Challan No. B0018880 Date 29.03.2021

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

28/03/2026.

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
26-03-2021

Annexure

Chennai Metropolitan Development Authority

Permit No. 13268

C/PP/MSB/18(A & B)/2021

File No.C3(S)/055/2021 dated 29.03.2021

CMDA – Area Plans Unit - MSB (South)
Division – Planning Permission for the proposed
construction of High Rise Residential Building
(**HRB**) consisting of Extended Basement Floor +
Stilt Floor + 18 floors with **36** Dwelling Units
availing with **Premium FSI** at Old Door No.190
& 191, New Door No. 90 & 92, St. Mary's Road &
C.P. Ramaswamy Road, Alwarpet, Chennai-600
018 in R.S.No.**3666/2, 3666/13**, Block No.72 of
Mylapore village, within the limits of Greater
Chennai Corporation. Div.no.123, Zone-IX applied
by Thiru. **R.V.Sundar** & 2 others (GPA for
Kandula Rajamohan Reddy)

[Signature]
29/03/2021



பெருநகர் சென்னை மாநகராட்சி
Greater Chennai Corporation
நகரமைப்பு பிரிவு
Town Planning Section-Works
கட்டிட அனுமதி

Building Permission

(1919 ஆம் ஆண்டில் 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.WDCN09.00104-2021		C3(S) 055/2021 - 29-03/2021	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுப்ப நாள் / Application Date
N09	N123	05-04-2021	30-03/2021
மனுப்பவரின் பெயர் மற்றும் முகவரி/ Applicant name & address		R V SUNDAR AND 2 OTHERS-GPA FOR KANDULA RAJAMOCHAN REDDY No:19/1, 3rd CROSS STREET, RAJA ANNAMALAIPURAM, CHENNAI - 600028.	
மனுப்ப விவரம் / Service Type		Building Permit for CMDA Approved Plan	
மனுப்ப முகவரி / Plot address		Door No: OLD NO 190 & 191 NEW NO 90 & 92, Block No: 72, Survey No: R.S.No 3666/2, 3666/13, ST. MARY'S ROAD & C.P. Ramasami Road, Alwarpet, Alwarpet, Mylapore, Chennai, 600018	
Building License Fees		1068100	
Road cut charges - CMWSSB SEWERAGE		53900	
Road cut charges - CMWSSB, WATER		53900	
Road cut charges - TNEB		53900	
Scrutiny Fees		600	
Workers Welfare Board		1283600	
மொத்தக் கட்டணம்/ Total (In Rs.)		2514000	

Amount (in words): Rupees Twenty Five Lakhs Fourteen Thousands Only

Payment Details:

DD Number: 124390

Amount 2514000
(In Rs.)

Date: 31/03/2021

Bank: KARNATAKA BANK LTD.

இது குறிப்பிட்ட நிர்வாகக் கட்டணம் அனுமதிக்கு முன்பாகவே கட்ட வேண்டும் எனவும் 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 04/04/2026

Permit Valid upto 04/04/2026



Digitally Signed by A S Murugan
Date: 05-Apr-2021 (14:59:43)

Executive Engineer (T.P.)



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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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