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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)/025/2020, Dated: 08.04.2021

To

The Commissioner,
Greater Chennai Corporation,
"Ripon Buildings",
Chennai – 600 003.

Sir,

Sub: CMDA – Area Plans Unit – MSB (North) Division – Planning Permission Application for Revised proposal for the construction of High Rise Residential Group Development Building consisting of **Combined Extended Basement Floor for Block-A & B** and **Block- A**: Stilt Floor + 15 Floors with 120 Dwelling units and **Block-B**: Stilt Floor + 15 Floors with 120 Dwelling units totally **240** Dwelling units abutting Pulla Avenue and 8th Cross Street, Shenoy Nagar, Chennai – 30 comprised in T.S. Nos. 6pt, 7pt, 8pt, 9pt & 10pt in Block No. 8 of Aminjikarai Village, within the limits of Greater Chennai Corporation applied by **The Executive Engineer & ADO, TNHB, Anna Nagar Division** to reconstruct the new residential flats under self finance scheme after demolition of dilapidated Government rental quarters (208 TNGRHS) – Approved – Reg.

Ref :
1. PPA received on 08.01.2020 In CMDA/PP/HRB/N/025/2020.
2. This office letter even No.dated:28.01.2020 addressed to the DF & RS and Police (Traffic).
3. NOC from AAI issued in NOC ID: CHEN/SOUTH/B/122418/357978, dated 27.12.2018. (Permitted top elevation at the site is 75mts AMSL; Site Elevation is 12m AMSL; Total height of the proposed building is 54.40m + 12m =66.40m AMSL)
4. Minutes of the 255th MSB Panel meeting held on 19.02.2020.
5. This office letter even No. dated 28.02.2020 addressed to the applicant.
6. This office letter even no. dated 28.02.2020 addressed to CMRL for issuing NOC.
7. NOC from Police (Traffic) Department in letter Rc. No.Tr./Licence/146/3199/2020, dated 09.03.2020.

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8. Applicant letter dated 29.06.2020 and 24.07.2020 along with revised Plan and particulars.
9. This office letter even No. dated 25.08.2020 addressed to the Government.
10. Government letter (Ms)No.129 H&UD Dept., dt:09.09.2020
11. PWD NOC on inundation point of view in letter no. DB/T5(3)/F - NOC - 3608 Shenoy Nagar/2020 dated 03.09.2020.
12. DF & RS NOC issued in letter R.Dis.No.6136/C1/2020 – PP.NOC.No.73/2020, dated 25.08.2020.
13. Applicant letter dated 04.09.2020.
14. This office DC advice even no. dated 08.10.2020 to the applicant.
15. Applicant letter dated 14.10.2020 enclosing receipt for remittance of DC charges along with DD for charges towards IDC for CMWSSB.
16. NOC from CMRL in letter no. CMRL/NOC/626/27/2019, dated 30.07.2020.
17. U.O. Note No.TDR/OSR/13758/2020, dated 30.12.2020 for taken physical possession of OSR area to an extent of 469.04sq.m gifted vide Gift Deed Doc.No.4144/2020, dated 17.12.2020.
18. Applicant letter dated 29.01.2021 enclosing copy of EIA Clearance for the proposed development.
19. EIA Clearance issued in letter no. SEIAA-TN/F.No.7437/EC/8(a)/737/2020, dated 23.01.2021
20. Applicant letter dated 24.02.2021 along with 5 sets of final plans and Structural design drawing vetted by Dr. K.P.Jeya, Professor, Division of Structural Engineering, Anna University.

*****

The Planning Permission Application for Revised proposal for the construction of High Rise Residential Group Development Building consisting of **Combined Extended Basement Floor for Block-A & B** and **Block- A**: Stilt Floor + 15 Floors with 120 Dwelling units and **Block-B**: Stilt Floor + 15 Floors with 120 Dwelling units totally **240** Dwelling units abutting Pulla Avenue and 8th Cross Street, Shenoy Nagar, Chennai – 30 comprised in T.S. Nos. 6pt, 7pt, 8pt, 9pt & 10pt in Block No. 8 of Aminjikarai Village, within the limits of Greater Chennai Corporation applied by **The Executive Engineer & ADO, TNHB, Anna Nagar Division** to reconstruct the new residential flats under self finance scheme after demolition of dilapidated Government rental quarters (208 TNGRHS) has been examined and Planning Permission is issued based on the Government approval orders issued in the reference 10th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by other Government Agencies in the references 3rd, 7th, 11th, 12th, 14th, 16th and 19th cited.

2. The Planning Permission is issued subject to the condition that the transfer of title from TNSCB to in favour of TNHB for the site under reference will be obtained and submitted at the time of issue of Completion Certificate.

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3. The TNHB has furnished undertaking in Rs.20/- stamp paper for the removal of Labour Sheds in the OSR area stating that the Labour shed provided in the OSR site will be removed and demarcating the OSR boundary before getting Completion Certificate for the project.

4. The applicant has remitted the following charges in the reference 15th cited vide **Receipt No.B0017574, dated 15.10.2020 and Flag Day vide Receipt No. 0005512, dt.15.10.2020**. The details of DC & Other charges remitted by the applicant are as follows:

Sl.No	Description of Charges demanded	Amount remitted
(i)	Development Charges	**Rs. 4,60,000/-** (Rupees Four Lakh and Sixty Thousand only)
(ii)	Scrutiny Fee	**Rs. 25,000/-** (Rupees Twenty Five Thousand only)
(iii)	I&A Charges	**Rs. 93,50,000/-** (Rupees Ninety Three Lakh and Fifty Thousand only)
(iv)	Shelter Charges	**Rs. 2,60,50,000/-** (Rupees Two Crore Sixty Lakh and Fifty Thousand only)
(v)	Flag day contribution	**Rs. 500/-** (Rupees Five Hundred only)

5. The applicant has gifted OSR area to an extent of 469.04sq.m vide Gift Deed Doc.No.4144/2020, dated 17.12.2020 and physical possession taken over by TDR Division in U.O. Note No.TDR/OSR/13758/2020, dated 30.12.2020.

6. The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS, Police (Traffic), CMRL, AAI, PWD 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 DF&RS, Police (Traffic), CMRL, AAI, PWD and EIA Clearance.

7. 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 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

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plans and violation of TNCD&BR - 2019 and enforcement action will be taken against such development.

8. 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.

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 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.

10. 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.

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

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

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13. 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.

14. **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.**

15. **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.**

16. **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 regard the applicant has furnished an undertaking.**

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 plan for the proposed development is approved and numbered as Planning Permission **No. C/PP/MSB/22(A to J)/2021,** dated: **08.04.2021** in **Permit No. 13272** are sent herewith. The Planning Permission is valid for the period from **08.04.2021** to **07.04.2026.**

19. **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.**

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

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21. 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,

09/04/2021

for **MEMBER-SECRETARY**

09/04/2021

Encl :

1. Two copies approved plan
2. Two copies of Planning Permission

Copy to:

1. **The Executive Engineer & ADO,**
   TNHB, Anna Nagar Division,
   Thirumangalam, Chennai -101.
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. **K.Amutha.,**
   Principal Architect,
   CMDA Regn.No.: RA/Gr.I/19/03/058, dt. 11.03.2019
   Council of Architecture – CA/2005/35191.
   Amuthasurabhi Architects, 3B, 3rd Floor, Mandira Apartments,
   North Boag Road, T.Nagar, Chennai-600 017.
9. **Thiru. P.K.Chandran,** B.E., M.E., (Struct),
   Structural Engineer,
   CMDA Regn.No.: SE/GR-I/19/04/092, dt. 12.04.2019
   Licensed Surveyor, Class I License No. 1997,
   No. 15/7, Nallana Mudali Street,
   Royapettah, Chennai – 600 014.

EXECUTIVE ENGINEER & ADO
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Tamil Nadu Housing Board
Tirumangalam, Chennai-600 101.

பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-Works

கட்டிட அனுமதி

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/WDCN08/00135/2021		C3(N)/025/2020 - 08/04/2021	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N08	N101	13/05/2021	15/04/2021
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		THE EXECUTIVE ENGINEER AND ADMINISTRATIVE OFFICER-TNHB,ANNA NAGAR DIVISION,THIRUMANGALAM, CHENNAI-600101.	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Block No:8,Survey No:T.S.No: 6PT,7PT,8PT,9PT &10PT, PULLA AVENUE &, Shenoy Nagar 8th Cross Street,Shenoy Nagar (West),Shenoy Nagar,Aminjikarai, Chennai, 600030	
Building License Fees		3501900	
Road cut charges - CMWSSB SEWERAGE		71700	
Road cut charges - CMWSSB, WATER		71700	
Road cut charges - TNEB		71700	
Scrutiny Fees		600	
Workers Welfare Board		4231200	
மொத்தக் கட்டணம்/ Total (In Rs.)		7948800	

Amount (in words): Rupees Seventy Nine Lakhs Forty Eight Thousands Eight Hundred Only

Payment Details:

DD Number: 507000 Amount (In Rs.): 7948800 Date: 30/04/2021 Bank: ICICI BANK

பின் 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.

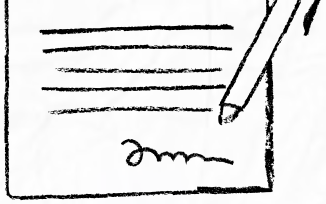
அனுமதி கால முடிவு 12/05/2026

Permit Valid upto 12/05/2026

Digitally Signed by A S Murugan
Date: 13-May-2021 (14:42:17)

Executive Engineer (T.P.)

EXECUTIVE ENGINEER & ADC
ANNA NAGAR DIVISION
Tamil Nadu Housing Board
Thirumangalam, Chennai-600 101.



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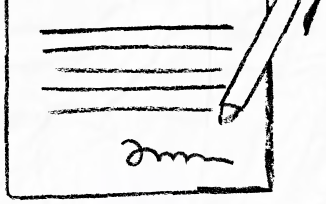

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