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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

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Letter No. C3(S)/1128/2019

Dated: 23.03.2021

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

Sir,

Sub: CMDA - APU - MSB (South) Division - Planning Permission Application for the Proposed construction of High Rise Group development building consisting of **3 EWS Blocks**, Block 1 & 3: Stilt floor + 14 floors with 280 dwelling units each (560 Dwelling Units) & Block 2: Stilt floor + 14 floors with 280 dwelling units, Totally 840 Dwelling units (6 Dwelling units for refuge area in 7th and 12th floor) at NVN Nagar Main Road, Thirumangalam, Chennai 600 101. Comprising in Survey No.211, 212 part, 215/1part, 215/2part Block No.53 of **Padi Village** & Survey No.228/2part, 228/3part, Block No.24 & Survey No.224/1A part, Block No.06 of **Koyambedu Village** within the limits of Greater Chennai Corporation applied by **THE EXECUTIVE ENGINEER, TNSCB** - Approved and forwarded to local body for issue of building license - Regarding.

- Ref: 1. Planning Permission Application received in the APU No. CMDA/HRB /S/1128/2019, dated 28.11.2019.
2. Minutes of the 256th MSB Panel meeting held on 24.06.2020.
3. TNHB letter No.LA1(2)/15173/86 dated 12.04.2019.
4. TNSCB letter No.727/JE(P) /Dn-IV/2016 dated 14.02.2020
5. TNSCB letter No.SCB/SP(DP)/10570/2018 dated 20.05.2020
6. This office letter even No. dt.02.07.2020 addressed to the Government.
7. Government Letter (Ms) No. 103, H&UD (UD1) Department dt.27.07.2020
8. This office letter even No. dated 07.08.2020 (DC advice)
9. TNSCB letter No.SEB/SP/54/2019 dated 12.08.2020 (Receipt remittance)
10. TNSCB letter No.727/JE(P)/Dn-IV/2018 dated 03.09.2020, 07.10.2020, 20.10.2020 & 04.11.2020.
11. NOC from DF&RS letter No. R.Dis.No.20484/C1/2018, PP. NOC. No. 70/2019 dated 07.06.2019.
12. CMWSSB in Lr.No.CMWSSB/AREA-VIII/Dept-99/2019. dated 24.09.2019
13. NOC from AAI letter No. CHEN/SOUTH/B/100419/431965 dated 15.10.2019.
14. Environmental Clearance Letter No. SEIA/TN/F.6680/EC/8(a)/667 /2019 dated 18.10.2019.
15. NOC from Police (Traffic) in letter Rc.No.Tr/License/671 /13275/2020 dated 06.10.2020.

16. NOC from DF&RS letter No. R.Dis.No.12701/C1/2020, PP. NOC. No. 132/2020 dated 23.12.2020.
17. This office letter even No. dated 28.11.2020 & 19.01.2021.
18. TNSCB letter No.SCB/SP(DP)/10570/2018 dated 04.02.2021 ,23.02.2021, 08.03.2021, 14.12.2020,28.12.2020 & 16.03.2021.
19. TNSCB letter No.SCB/SP(DP)/10570/2018 dated 04.02.2021 (NOC's undertakings)
20. TNSCB letter No.SCB/SP(DP)/10570/2018 dated 16.03.2021 (Environmental Clearance undertakings).
21. OSR gifted through Registered Gift deed document No. 3679/2020 dated 24.09.2020 and Link Road portion gifted through registered Gift deed document No. 2641/2020 dated 23.09.2020
22. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
23. G.O.(Ms).No.18 MAWS Department, dated 04.02.2019.
24. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and The Government letter No. TNRERA/261/2017, dated 09.08.2017.

* * *

The Planning Permission Application for the Proposed construction of High Rise Group development building consisting of 3 EWS Blocks, Block 1 & 3: Stilt floor + 14 floors with 280 dwelling units each (560 Dwelling Units) & Block 2: Stilt floor + 14 floors with 280 dwelling units, Totally 840 Dwelling units (6 Dwelling units for refuge area in 7th and 12th floor) at NVN Nagar Main Road, Thirumangalam, Chennai 600 101. Comprising in Survey No.211, 212 part, 215/1part, 215/2part Block No.53 of Padi Village & Survey No.228/2part, 228/3part, Block No.24 & Survey No.224/1A part, Block No.06 of Koyambedu Village, Chennai has been examined and Planning Permission is issued based on the Government approval accorded in the reference 7th cited subject to the usual conditions put forth by CMDA in reference 8th cited, including compliance of conditions imposed by the Government agencies in the reference 11th,12th, 13th,14th, 15th & 16th cited and subject to the conditions:

- i. TNSCB shall hand over the OSR area before completion of the scheme to the local body without any structures/encroachments.
- ii. TNSCB shall hand over the link road area before completion of the scheme to the local body without any structures/encroachments.

2. The applicant has remitted the following charges in letter dated 12.08.2020 vide Receipt No. B0016946, dated 12.08.2020.

Sl. No.	Charges	Amount to be remitted
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.5,20,000/- (Rupees Five lakhs and Twenty thousand Only)
ii)	IDC for CMWSSB	Rs.65,90,000/-(Rupees Sixty five lakhs and Ninety thousand only)

3. The Applicant has also furnished an undertaking in letter dated 04.02.2021 in the reference 19th cited to abide by the terms and conditions put forth by Police (Traffic), DF&RS, AAI, Environmental Clearance and the conditions imposed by CMDA in the reference 20th cited.

Executive Engineer
Division-IV

TAMIL NADU SLUM CLEARANCE BOARD
T.P. CHATRAM, CHENNAI-600 010.

4. The applicant has gifted the OSR area of 997.36 Sq.m. through registered gift deed document 3679/2020 dated 24.09.2020. An U.O. note received from TDR division vide UO note No.TDR/OSR/9356/2020, dated 05.10.2020. The applicant has also gifted the link road portion of 804.36 Sq.m. through registered gift deed document No. 2641/2020 dated 23.09.2020. A UO note received from TDR division vide UO note No.TDR/9358/2020, dated 05.10.2020. 27

5. 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.

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 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 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.

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/15 (A to K)/2021, dated 23.03.2021 in Planning Permit No.13265 are sent herewith. The Planning Permit is valid for the period from 23.03.2021 to 22.03.2026.

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,

For MEMBER-SECRETARY

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

Executive Engineer
Division-IV

Copy to:

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1.	THE EXECUTIVE ENGINEER, TNSCB, No.5, Kamarajar salai, Chepauk, Chennai -600 005.	
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, Greams 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.	Tmt.M.Manju, (Architect) 02/PC-06, Second Floor, Mogappair West, Chennai - 600 037.	BY SPEED POST
9.	Thiru. P.K.Chandran (Structural Engineer) No.15/7, Nallana Mudali Street, Royapettah, Chennai - 600 014.	BY SPEED POST
10.	Thiru M.Logamanickam (Site Engineer), Assistant Engineer,Dn.IV, TNSCB.	BY SPEEDPOST

Executive Engineer
Division-IV

TAMIL NADU SLUM CLEARANCE BOARD
T.P. CHATRAM, CHENNAI-600 010.



பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

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Building Permission

(1919 ஆம்ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN08/00185/2021		C3(S)/1128/2019 - 23/03/2021	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N08	N099	12/07/2021	12/07/2021
மனு தாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		THE EXECUTIVE ENGINEER-TAMIL NADU SLUM CLEARANCE BOARD THE EXECUTIVE ENGINEER NO: 5 KAMARAJAR SALAI, CHEPAUK, CHENNAI - 600005.	
சேவாபாட்டு தன்மை / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Block No:53,Plot No:-, Survey No:ANNEXURE ENCLOSED, Nvn Nagar Main Road,Nvn Nagar,Thirumangalam,Koyambedu, Chennai, 600101	
Building License Fees		3889600	
Regularisation Charges (penalty under section 244A)		357800	
Road cut charges - CMWSSB SEWERAGE		42700	
Road cut charges - CMWSSB, WATER		32000	
Road cut charges - TNEB		32000	
Scrutiny Fees		600	
Tentative improvement charges		1813500	
மொத்தக் கட்டணம்/ Total (In Rs.)		6168200	

Amount (in words): Rupees Sixty One Lakhs Sixty Eight Thousands Two Hundred Only

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 11/01/2022 ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி முடிவு நாள் 11/07/2026

This Sanction will expire if the construction is not started with in 11/01/2022

If Construction started Building Permit is valid up to 11/07/2026

Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)

EXECUTIVE ENGINEER
DIVISION - IV

Tamilnadu Slum Clearance Board
T.P. Chatram, Chennai-600 010.



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Vastu & Property Management Tools

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

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