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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)/334/2021 **Dated:24.06.2022**

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

Sir,

Sub: CMDA – APU – HRB (South) Division –Planning Permission for the proposed construction of High Rise Building (HRB) with 30m height consisting of Stilt floor +8 floors + 9th floor (part) Residential Building with18 dwelling units availing Premium FSI at Plot No.110 (pt) & 111, Door No.9, North Avenue, Sri Nagar Colony, Saidapet, Chennai 600015 in T.S.No.2/15 &12/73, Block No.4 of Venkatapuram Village, within the limit of Greater Chennai Corporation applied by Tmt.**M.Suryakala**- Approved and forwarded to local body for issue of building licence - Regarding.

Ref:
1. Planning Permission Application received in the SBC No.CMDA/PP/HRB/S/334/2021, dated 06.07.2021.
2. NOC from AAI issued in letter No.NOC ID-CHEN/SOUTH/B/063021/557087, dated 01.07.2021
3. Applicant letter dated 12.07.2021.
4. NOC from IAF issued in Letter No.TAM/5218/1/ATC(PC-16/21) dated 30.07.2021.
5. This office online letter No.CMDA/PP/HRB/S/334/2021 dated 15.09.2021 addressed to the applicant.
6. Applicant letter dated 01.10.2021with Undertakings.
7. NOC from DF&RS issued in R.Dis.No.10520/C1/2021, PP NOC No.96/2021 dated 21.10.2021
8. This office online letter No.CMDA/PP/HRB/S/334/2021 dated 23.11.2021 addressed to the applicant.
9. Applicant letter dated 01.12.2021.
10. Minutes of the 263rdMSB Panel Meeting held on 17.12.2021.
11. This office letter even No. dated 05.01.2022 addressed to the applicant.
12. Structural design and drawing vetted by PWD on 21.01.2022.
13. Applicant letter dated 24.01.2022 & 02.02.2022.

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14. This office letter even No dated 12.02.2022 addressed to Government.
15. Applicant letter dated 04.02.2022 received from 21.02.2022
16. Government letter No.2910/UD1/2022-1, dated 25.02.2022.
17. Government letter No.3833/UD1/2022-1, dated 04.03.2022.
18. NOC from Police (Traffic) issued in Rc.No.Tr./License/435/16712/2021, dated 25.03.2022.
19. This office letter even No dated 01.04.2022 addressed to Government.
20. Government letter G.O. (Ms). No.69 H&UD (UD1) Department dated 28.04.2022.
21. This office online DC advice letter CMDA/PP/HRB/S/0334/2021 dated 11.05.2022.
22. Applicant letter dated 25.05.2022with request of DRC in lieu of Premium FSI Charges & 15.06.2022 with DC remittance receipt

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Planning Permission Application for the proposed construction of High Rise Building (HRB) with 30m height consisting of Stilt floor +8 floors + 9th floor (part) Residential Building with18 dwelling units availing Premium FSI at Plot No.110 (pt) & 111, Door No.9, North Avenue, Sri Nagar Colony, Saidapet, Chennai 600015 in T.S.No.2/15 &12/73, Block No.4 of Venkatapuram Village, within the limit of Greater Chennai Corporationhas been examined and Planning Permission is issued based on the Government approval accorded in the reference 20th cited subject to the usual conditions put forth by CMDA in reference 21stcited, including compliance of conditions imposed by the Government agencies in the reference 2nd, 4th, 7th& 18thcited and subject to the conditions.

2. The applicant has remitted the DC & other charges in receipt No.CMDA/PP/CH/7533/2022, dated 08.06.2022and submitted the letter dated 15.06.2022along with the copy of cash receipt:

1.	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.51,000/- (Rupees Fifty One Thousand only)
2.	Balance Scrutiny fee	Rs.2,000/-(Rupees Two Thousand only)
3.	Regularization charges	Rs.1,06,000/- (Rupees One Lakh and Six Thousand only)
4.	Security Deposit for Building	Rs.6,67,000/-(Rupees Six Lakh and Sixty Seven Thousand only)
5.	Security Deposit for Display Board	Rs.10,000/-(Rupees Ten Thousand only)
6.	MIDC charges	Rs.7,74,000/-(Rupees Seven Lakh and SeventyFour Thousand only)
7.	Infrastructure & Amenities charges	Rs.10,96,000/-(Rupees Ten Lakh and Ninety Six Thousand only)

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3. The applicant has utilized DRC for adjusting the premium FSI charges of Rs.90,08,000/- (Rupees Ninety Lakh and Eight Thousand only) in DRC No.097/2022, dated 04.03.2022.

4. Applicant has also furnished an undertaking in the reference 22nd cited to abide by the terms and conditions put forth in the NOC's issued by DF&RS, Police (Traffic) & AAI and the conditions imposed by CMDA in the reference 21st cited.

5. The Promoter has to submit the necessary 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 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.

However, the applicant has furnished the Structural design Drawings &Report vetted by PWD as in the reference 12th cited.

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.

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Any person who acquires interest in the property shall ensure independently about 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 statuary clearance as applicable to this project shall be obtained by the project proponent from the competent authority.

8. 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.

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

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

11. 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.

12. 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

13.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.

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

15.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.

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

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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 plan for the proposed development is approved and numbered as **PP/HRB/19/2022, dated 24.06.2022** in Planning Permit No.**14539** are sent herewith. The Planning Permit is valid for the period from **24.06.2022 to 23.06.2030.**

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,

24/06/2022

For Member-Secretary

24/06/2022

Encl :

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

Copy to:

1. Tmt. **SURYAKALA,**
   Old door No.25, New door No.3,
   Ganapathy Colony 3rd Lane,
   Teynampet, Chennai-600 018.

2. **The Deputy Planner,**
   Enforcement Cell (South),
   CMDA, Chennai 600008.
   (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 – 600007.

5. **The Managing Director, CMWSSB,**
   No.75, Santhome High Road,
   MRC Nagar, R.A.Puram, Chennai –600028.
   (With one set of approved plans)

6. **The Chief Engineer,**
   TNEB, Chennai – 600002.

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7. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai – 600034.

8. **The Chairperson,**
Tamil Nadu Real Estate Regulatory Authority,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai 600008.
(With one set of approved plans)

9. Thiru.**A.Venkatakrishnan**(Architect),
No.18, 3rd Seaward Road, Valmiki Nagar,
Thiruvanmiyur, Chennai – 600 041.

10. **Dr. Alex Jacob** (Structural Engineer),
41/A, Beach Road, Kalakshetra Colony,
Besant Nagar, Chennai – 600 090.

11. Thiru.**P.Sakthibathi,**(Construction Engineer),
Old No.25, New No.3, Ganapathy Colony 3rd Street,
Teynampet, Chennai – 600 018.

(201)

Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 14539 Date of Permit 24.06.2022

PP/HRB/19/2022

File No C3(S)/334/2021

Name of Applicant with Address Tmt. M. SURYAKALA
old Door No 25, New Door No 3
Ganapathy Colony 3rd Lane, Tyagaraya Nagar, Chennai-18

Govt. Lr. G.O(Ms) No. 69, H&UD (UD1) Dept, dt. 28.04.2022

Date of Application 06.07.2021

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

Planning Permission for the proposed construction of High Rise Building (HRB) with 30m height consisting of Stilt Floor + 8 Floors + 9th Floor (Part) Residential Building with

Site Address

Division No 18 D/W availing Premium FSI at Plot No. 11a (pt) & 111, Door No 9, North Avenue, Sri Nagar colony, Saidapet, Chennai-600 015 in T.S. No. 2/15 & 12/73, Block No. 4 of Venkatapuram village, within Greater Chennai Corporation.

Development Charge paid Rs. 51,000/- Challan No. CMDA/PP/CH/7533/2022 Date 08.06.2022

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 23.06.2030 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

24/06/22

24.06.2022

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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)

கட்டிட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN13/00195/2022		C3(S)/334/2021 - 24/06/2022	
மண்டலம் / Zone	வார்டு / Ward	அனுமதி நாள் / Approval Date	விண்ணப்பித்த நாள்/ Application Date
N13	N171	06/07/2022	27/06/2022
விண்ணப்பதாரரின் பெயர் மற்றும் முகவரி / Applicant name & address		M.SURYAKALA-Old :25, New:3, Ganapathy Colony 3rd Lane, Teynampet, Chennai-600018.	
சேவைக்கான தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:9,Block No:4,Plot No:110part & 111, Survey No:T.S.No:2/15 & 12/73, North Avenue, Srinagar Colony,Srinagar Colony,Saidapet,Venkatapuram, Chennai, 600015	

Building License Fees	346900
Road cut charges - CMWSSB SEWERAGE	44800
Road cut charges - CMWSSB, WATER	33600
Road cut charges - TNEB	33600
Scrutiny Fees	600
Workers Welfare Board	425700
மொத்தத் தொகை / Total (In Rs.)	885200

Amount (in words): Rupees Eight Lakh Eighty Five Thousands Two Hundred Only

Payment Details:

DD Number: 529858 Amount (In Rs.): 885200 Date: 30/06/2022 Bank: ICICI BANK

பின் குறிப்பில் நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபடத்தின்படி அனுமதி

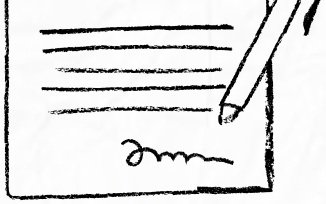
Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

அனுமதி கால முடிவு 05/07/2027
Permit Valid upto 05/07/2027

Digitally Signed by K Sundararajan
Date: 06-Jul-2022 (17:52:24)
Executive Engineer (T.P.)

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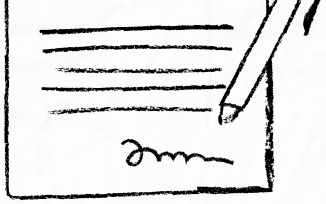
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