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BY REGISTERED POST WITH ACK-DUE:



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)/361/2020,

Dated:19.07.2022

To

The Commissioner,
Greater Chennai Corporation,
Chennai 600 003.

Sir,

Sub: CMDA – APU – MSB (South) Division –Planning Permission is for the proposed construction of High Rise Building Group Development **TNUHDB** Tenements 9 Blocks consisting of **Block 1 & 2: each block Stilt floor + 14 floors 252du (504du), Block 3: Stilt floor + 14 floors (224du), Block 4, 5, 6: each Stilt floor + 14 floors 196du (588du), Block 7: Stilt floor + 14 floors (168du), Block 8 & 9: each Stilt floor + 14 floors 198du (396du) totally 1880 du** at Gandhi Nagar (Loop Road) Scheme in S.No.7585 and 7587(pt), Block No.50 and 101 of Mylapore village, within the limits of Greater Chennai Corporation applied by **TNUHDB**, represented by the **Chief Engineer-** Approved and forwarded to local body for issue of building license - Regarding.

- Ref:
1. Planning Permission Application received in SBC No. CMDA/PP/HRB/S/361/2020 dated 19.06.2020.
 2. Minutes of the 256th MSB panel meeting held on 24.06.2020.
 3. This office letter even No. dated 01.07.2020.
 4. Applicant letter dated 13.08.2020 & 28.08.2020.
 5. This office letter even No. dated 10.09.2020 addressed to the Government.
 6. Government In letter (Ms) No. 139 H&UD (UD1) Dept, dated 22.09.2020.
 7. NOC from Police (Traffic) In Rc.No.Tr./License/837/16585/2020, dated 06.10.2020.
 8. This office online DC advice letter No. CMDA/PP/HRB/S/361/2020, dated 08.10.2020.
 9. Applicant letter dated 12.10.2020 along with remittance receipt of DC & other charges.
 10. NOC from AAI vide CHEN/SOUTH/B/101220/502426, dated 27.10.2020.

[Signature]
Executive Engineer
Division - V / TNUHDB
No.130, R.K Mutt Road,
Chennai - 600 004.

11. Applicant letter dated 02.11.2020& 17.11.2020
12. NOC from DF&RS in R.Dis.No.10644/C1/2020, PP NOC.No.111/2020, dated 17.11.2020.
13. OSR area gifted to CMDA through Gift deed No.2588/2020, dated 28.11.2020.
14. Link Road portion gifted to CMDA through Gift deed No. 2587/2020, dated 28.11.2020.
15. Structural design drawing & report vetted by PWD on 09.12.2020.
16. Applicant letter dated 14.12.2020, 23.12.2020, 29.12.2020.
17. Road width certificate issued by Greater Chennai Corporation in letter No. Z.O.IX.C.No.04400/2020, dated 24.12.2020.
18. This office letter even No. dated 07.01.2021&12.01.2021.
19. CRZ clearance in Proc. No.P1/ 2631 / 2020, dated 25.01.2021.
20. Applicant letter dated 04.02.2021, 17.03.2021&13.09.2021.
21. This office letter even No. dated 19.07.2021.
22. NOC from WRD (PWD) in letter No. DB / T5(3) / F-NOC – (Mylapore village) / 2021, dated 10.11.2021 on inundation point of view.
23. Government gazette No.49, dated 08.12.2021 for reclassification.
24. Applicant letter dated 25.11.2021& 29.12.2021.
25. This office letter even No. dated 27.01.2022.
26. EIA Clearance received in letter No. SEIAA-TN/F.No.8035/EC/8(a)/808/2021, dated 10.03.2022.
27. Applicant letter dated 21.03.2022& 21.04.2022.
28. Applicant letter dated 22.04.2022 along with undertakings, 17.05.2022& 27.06.2022.

Planning Permission Application is for the proposed construction of High Rise Building Group Development **TNUHDB** Tenements 9 Blocks consisting of **Block 1 & 2**: each block Stilt floor + 14 floors 252du (**504du**), **Block 3**: Stilt floor + 14 floors (224du), **Block 4, 5, 6**: each Stilt floor + 14 floors 196du (588du), **Block 7**: Stilt floor + 14 floors (**168du**), **Block 8 & 9**: each Stilt floor + 14 floors 198du (**396du**) totally **1880 du** at Gandhi Nagar (Loop Road) Scheme in S.No.7585 and 7587(pt), Block No.50 and 101 of Mylapore village within the limits of Greater Chennai Corporation applied by **TNUHDB**, represented by the **Chief Engineer** has been examined and Planning Permission is issued based on the Government approval accorded in the reference 6th 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 7th, 10th, 12th, 19th, 22nd & 26th cited and subject to the

[Signature]
Executive Engineer
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condition that the applicant would hand over the OSR area & Link Road area before completion of the scheme to the local body without any structure/ encroachment.

2. The applicant has remitted the DC & other charges in receipt No. B0017551, dated 13.10.2020 and submitted in the reference 8th cited along with the copy of the cash receipt:

Sl. No.	Charges	Amount remitted
1.	Development charges for land and building	₹ 11,60,000/-
2.	MIDC Charges for CMWSSB	₹ 1,43,80,000/-

3. Applicant has also furnished an undertaking in the reference 28th cited to abide by the terms and conditions put forth in the NOC's issued by Police (Traffic), AAI, DF&RS, CRZ, WRD&EIA Clearance and the conditions imposed by CMDA in the reference 8th cited.

4. 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.

5. 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 report & Drawings vetted by

S. P. S. S.
Executive Engineer
Division - V / TNUHDB
No. 130, R.K Mutt Road,
Chennai - 600 004.

PWD as in the reference 15th cited.

6. 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.

7. 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.

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 at least 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

[Signature]
Executive Engineer
Division - V / TNUHDB
No. 30, R.K. Mutt Road,
Chennai - 600 004

12
(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.
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. **Tmt.M.MANJU,B.Arch.,(Architect).**
02/PC6, 2nd Floor,
Mogappair West, Chennai – 600041.
10. **Thiru. P.K.CHANDRAN.M.E., (Structural Engineer)**
No.15/7, Nallanna Street,
Royapettah, Chennai – 600 014.
11. **Thiru.V.SANTHANAM. D.C.E., (Site Engineer)**
Junior Engineer, TNUHDB,
No.5, KamarajarSalai, Chennai – 600 005.


Executive Engineer
- Division - V / TNUHDB
No.130, R.K Mutt Road,
Chennai - 600 004.

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.

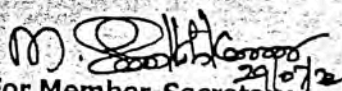
15. CCTV Camera to be installed at regular interval of 50.00 m along the road which is abutting the site boundaries before issue of Completion Certificate. In this regard the applicant has furnished an undertaking.

16. 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.

17. Two sets plan for the proposed development is approved and numbered as C/PP/HRB/24/A to K/2022, dated 19.07.2022 in Planning Permit No. 14544 are sent herewith. The Planning Permit is valid for the period from 19.07.2022 to 18.07.2030.

18. 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

29/7/2022

Encl :

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

Copy to:

1. ☒ **TNUHDB**, represented by the **Chief Engineer**,
No.5, Kamarajar Salai, Chennai - 600 005.
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, Greaves Road, Chennai-600 006.


Executive Engineer
Division - V / TNUHDB
No.130, R.K Mutt Road,
Chennai - 600 004.



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
நகரமைப்பு பிரிவு

Town Planning Section-Works
கட்டிட அனுமதி

Building Permission

(1919 ஆம் ஆண்டின் 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/WDCN09/00385/2022		C3(S)/361/2020 - 19/07/2022	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுப்பப்பட்ட நாள் / Application Date
N09	N125	17/12/2022	08/08/2022
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		TNUHDB REP. BY THE CHIEF ENGINEER-No:5, KAMARAJAR SALAI, CHENNAI - 600 005.	
சேவையளிக்கும் தகவல் / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Block No:50 & 101, Survey No:7585 & 7587(pt), GANDHI NAGAR LOOP ROAD, Dooming Kuppam, Dooming Kuppam, Mylapore, Mylapore, Chennai, 600004	
Building License Fees		11501600	
Road cut charges - CMWSSB SEWERAGE		53900	
Road cut charges - CMWSSB, WATER		53900	
Road cut charges - TNEB		53900	
Scrutiny Fees		600	
Workers Welfare Board		11481000	
மொத்தக் கட்டணம் / Total (In Rs.)		23144900	

Amount (in words): Rupees Two Crore Thirty One Lakhs Forty Four Thousands Nine Hundred Only

Payment Details:
DD Number: 582795

Amount 23144900
(In Rs.):

Date: 16/12/2022 Bank: INDIAN OVERSEAS 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 16/12/2027
Permit Valid upto 16/12/2027



Digitally Signed by K
Sundararajan
Date: 17-Dec-2022 (12:48:11)
Executive Engineer (T.P.)

Sundararajan
Executive Engineer
Division - V
TNUHDB



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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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