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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail:mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No.CMDA/PP/HRB/S/0268/2022 **Dated:16.05.2024**

To

The Commissioner,
Greater Chennai Corporation,
Rippon Building, Chennai – 600 003.

Sir,

Sub : CMDA – Area Plans Unit – HRB(South) Division – Planning Permission Application for the proposed construction of High-Rise Building (HRB) with 30.0m height (FGL to top of terrace) consisting of Extended Basement floor + Stilt floor + 9 floors Residential Building with 54 dwelling units availing Premium FSI at Block No.400 to 403, Manasa Apartment, Second Avenue, Anna Nagar, Chennai 600040 in Old S.No.207 (Pt), T.S.No.91, Block No.17 of Koyambedu Village within the limit of Greater Chennai Corporation Applied by **Thiru.P.U.Abdul Wahab (400/2), Gajula Padma Srivalli&Gajula Sharmila (403/1) and M/s.Ramaniyam Real Estates (P) limited**,Represented by its Authorized Signatory Thiru.M.Chandru GPA for 30 other owners - 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/0268/2022 dt.30.05.2022.
2) Minutes of the 266th MSB panel meeting held on 14.07.2022.
3) DF&RS NOC Letter R.Dis. No. 11034/C1/2022, PP NOC No. 105/2022 dt.21.07.2022.
4) AAI NOC ID : CHEN/SOUTH/B/061522/677777 dt.22.07.2022.
5) CMRL NOC Letter No .CMRL/CONS – DES0PH1(01)/15/2022 - dated 26.08.2022.
6) POLICE NOC – Traffic (Police) NOC received in letter Rc. No.Tr./License / 385/16314/2022; Dated :04.10.2022.
7) Applicant letter dated 31.05.2023 received on 01.06.2023.

8) Revised plan dated 20.04.2023, along with undertakings.
9) Government order in G.O.(Ms.) No.65, H&UD(UD-1) Department dated 21.04.2022.
10) Government order in G.O.(Ms.) No.69, H&UD(UD-1) Department dated 03.07.2023
11) T.O letter even No. dated 30.10.2023, addressed to Government.
12) Government order in G.O.(Ms.) No.190, H&UD(UD-1) Department dated 29.12.2023
13) Applicant letter dated 22.06.2023 & 22.08.2023
14) T.O letter even No. dated 11.01.2024
15) Applicant letter dated 19.01.2024, received on 22.01.2024
16) T.O DC advise letter even No. dated 19.02.2024
17) Applicant letter dated 22.04.2024, enclosing receipt towards payment of Development charges and other charges, Bank Guarantee and Undertakings.
18) Applicant letter dated 25.03.2024, received on 27.03.2024
19) Applicant letter dated 15.04.2024, enclosing Revised plan and Structural design Drawings & Report vetted by PWD

The Planning Permission for theproposed construction of High-Rise Building (HRB) with 30.0m height (FGL to top of terrace) consisting of Extended Basement floor + Stilt floor + 9 floors Residential Building with 54 dwelling units availing Premium FSI at Block No.400 to 403, Manasa Apartment, Second Avenue, Anna Nagar, Chennai 600040 in Old S.No.207 (Pt), T.S.No.91, Block No.17 of Koyambedu Village within the limit of Greater Chennai Corporation has been examined and Planning Permission is issued based on the Government approval accorded in the reference 12th cited, subject to the usual conditions put forth by CMDA in reference 16thcited, including compliance of conditions imposed by the Government agenciesin the reference 3RDto 6thcited.

2. The applicant in the reference 17th cited has remitted the following charges through RTGS in UTR No.RATNH24108558088; Dated 17.04.2024 and also obtained CMDA receipt No.B0025450, dated 22.04.2024:

(i)	Development charge for land & Building under Sec.59 of the T&CP Act, 1971	**₹.1,75,000/-**(Rupees One Lakh and Seventy Five Thousand only)
(ii)	Balance Scrutiny Fee	**₹.20,000/-**(Rupees Twenty Thousand only)

(iii)	Security Deposit for Building **Furnished Bank Guarantee**	**₹.20,30,000/-**(Rupees Twenty Lakh and Thirty Thousand only)
(iv)	Security Deposit for Display Board	**₹.10,000/-**(Rupees Ten Thousand only)
(v)	Infrastructure & Amenities Charges	**₹.30,60,000/-** (Rupees Thirty Lakh and Sixty Thousand only)
(vi)	Premium FSI Charges	**₹.1,38,25,000/-** (Rupees One Crores Thirty Eighty Lakh and Twenty Five Thousand only)
(vii)	Shelter charges	**₹.88,00,000**/- (Rupees Eighty Eight Lakh only)
(viii)	MIDC Charges	**₹.25,75,000**/- (Rupees Twenty Five Lakh Seventy Five Thousand only)
(ix)	Flag Day Fee.	**₹.500**/- (Rupees five hundred only)

3. The applicant has furnished the Bank Guarantee towards Security Deposit for building for an amount of **₹.20,30,000/-**(Rupees Twenty Lakh and Thirty Thousand only) in BG No.PBGI00912400049; Dated 18.04.2024 issued by RBL Bank, Valluvarkottam High Road, Nungambakkam, Chennai-34 along with Amendment dated 20.04.2024. The same has been sent to Finance Division requesting to verify and inform details in case the Bank Guarantee furnished towards Security Deposit for Building, is not in order, including name of the applicant in the Bank Guarantee furnished otherwise to keep it safe custody and also to keep it alive till the completion of construction, vide T.O U.O note dated 09.05.2024.

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.

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.

In this regard, the applicant has furnished the Structural design Drawings &Report vetted by PWDas in the reference 19thcited.

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 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 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.

The applicant has to comply with all the conditions stipulated in the NOC's issued by DF&RS,AAI,CMRL (whichever is applicable).

18. Two sets plan for the proposed development is approved and numbered as **PP/HRB/06/2024/AtoD; dated.16.05.2024** in Planning Permit No.**15614** are sent herewith. The Planning Permit is valid for the period from **16.05.2024 to 15.05.2032.**

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

17-5-2024

for **Member Secretary**

16/5/24

Encl :

1. Two copies of Approved Plan
2. Two copies of Planning Permission

Copy to:

1. **Thiru.P.U.Abdul Wahab (400/2), Gajula Padma Srivalli&Gajula Sharmila (403/1) =and M/s.Ramaniyam Real Estates (P) limited**,Represented by its Authorized Signatory Thiru.M.Chandru GPA for 30 others.
   No.17/35, 2nd Main Road, Gandhi Nagar,
   Adyar, Chennai -600 020.
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 Chief Engineer**
   TNEB, Chennai – 600002.
6. **The Commissioner of Income Tax**
   No.108, Mahatma Gandhi Road,
   Nungambakkam, Chennai – 600034.
7. **The Chairperson**
   Tamil Nadu Real Estate Regulatory Authority,
   No.1A, Gandhi Irwin Bridge Road,
   Egmore, Chennai 600008.
   (With one set of approved plans)
8. **Thiru.P.V.DilipRaj, B.E., (CIVIL)**
   RE/Gr.I/19/03/0334
   No. 10, Govindasamy street,
   Kattabomman block, Jafferkhanpet, Chennai – 600 083.
9. **Thiru. A.G.V.Desigan, M.E. (Structural).,**
   S.E/GR.I/19/04/087
   New Door NO.33, Old No.115, 2nd Floor,
   Padmanabha Nagar, 5th street, Adyar,
   Chennai 600 020
10. **Dr. C.V.Prasad,**
    GTE/19/03/003
    No. 11, 2ndMain Road, Kannappa Nagar,
    Thiruvanmiyur, Chennai 600041
11. **Thiru.S.N.Natarajan.**
    CE/19/05/223
    Construction Engineer,
    RamaniyamGauravv – Phase – 2- Block-2,
    Flat No.4E, Model School Road, Sholinganallur,
    Chennai – 600119.



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