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BY REGISTERED POST WITH ACK-DUE:

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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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)/290/2023 **Dated:22.12.2023**

To

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

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Clearance Application for the proposed construction of High Rise Building consisting of Stilt floor + 6 floors with 20.60m height with 168 dwelling units for Re-development of TNUHDB tenements at Prakasam Salai, Badrikarai, T.Nagar, Chennai 600017 in S.No. 4828/3 (Part), 4830/4 (part) & 4830/9 (part) Block No. 110 of **T.Nagar Village** within the limits of Greater Chennai Corporation applied by the Principal Secretary to Government, H&UD Department on behalf of **TNUHDB**- Approved and forwarded to the local body for issue of building license - Regarding.

Ref:
1. Planning Clearance Application received in C3(S)/290/2023 dated 02.05.2023.
2. This office letter even No. dated 17.05.2023, addressed to Government.
3. G.O (3D) No.31; H&UD (UDV(1) department, dated:27.07.2023
4. DF&RS NOC in R.Dis. No. 14902/C1/2023, PP NOC No. 163/2023 dt.25.09.2023.
5. TNUHDB letter No. TNUHDB/SP/09/2020, Dated 01.12.2023, enclosing revised plans and undertakings.

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The Principal Secretary to Government, H&UD Department on behalf of **TNUHDB** has submitted the Planning Clearance Application for the proposed construction of High Rise Building consisting of Stilt floor + 6 floors with 20.60m height with 168 dwelling units for Re-development of TNUHDB tenements at Prakasam Salai, Badrikarai, T.Nagar, Chennai 600017 in S.No. 4828/3 (Part), 4830/4 (part) & 4830/9 (part) Block No. 110 of **T.Nagar Village** within the limits of Greater Chennai Corporation has been examined and Planning Clearance is issued based on the G.O (3D) No.31; H&UD (UDV(1) department in the

reference 3rd cited subject to the usual conditions put forth by CMDA and including compliance of conditions imposed by the Government agencies in the reference 4th cited and subject to the following conditions.

(i) The Structural Design Report vetted by PWD to be obtained before commencement and inform the same to CMDA.

(ii) TNUHDB has to furnish/provide the documentary evidences before commencement of the construction and inform the same to CMDA.

(iii) The DF&RS has issued NOC with the conditions of necessary compliance certificate has to be obtained from DF&RS while constructing the building.

2. The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS. The applicant has furnished an undertaking to abide by the terms and conditions put forth in the NOCs in the reference 5th cited.

3. The Applicant 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.

4. The Planning Clearance for building 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 to furnish the Structural design Drawings & Report vetted by PWD.

5. Issuance of Planning Clearance 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.

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

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

8. 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 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.

9. 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.

10. 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.

11. 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.

12. Two sets of approved plans for the proposal is approved and numbered as Planning Clearance No.**PC/HRB/08/A to E/ 2023, dated 22/12/2023** are sent herewith.

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

14. This Planning Clearance is not final. The applicant has to commence the project only after obtaining necessary Building Clearance under the Local Body Act.

Yours faithfully,

22.12.2023

For Member-Secretary

22/12/23

Encl :

1. Two copies approved plan

Copy to:

1. **The Senior Planner, TNUHDB**
   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, 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, CMWSSB,**
   No.75, Santhome High Road,
   MRC Nagar, R.A.Puram, Chennai - 600028

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

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

8. **Tmt.B.Sathiya Praba**
   Tamil Nadu Urban Habitat Development Board (TNUHDB)
   No.5, Kamarajar Salai, Chennai – 600 005.

9. **Executive Engineer ,**
   Tamil Nadu Urban Habitat Development Board (TNUHDB)
   Registered Structural Engineer (Grade – I)
   No.5, Kamarajar Salai, Chennai – 600 005.

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

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Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.