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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)/302/2023 **Dated:02.04.2024**

To

The Commissioner,
Greater Chennai Corporation,
Chennai 600 003.

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Clearance Application is for the proposed construction of **High Rise Group Development (HRB)** comprising of 2 Blocks with 35.35m height consisting of Stilt floor + 11 Floors - Residential building with 153 dwelling units in each block, **Totally 306 dwelling units** (excluding 2 dwelling units for Refuge Area) at Pillaiyar Koil Thottam, Ramakrishna Mutt Road, bearing R.S. No. 3545/1, Block No. 70 of **Mylapore Village**, within the limit 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 from the Principal Secretary, H&UD (UD – I) Department dated 02.05.2023 received on 05.05.2023.
2. This office letter even No. dated 17.05.2023 addressed to the Principal Secretary to Government, H&UD (UD – I) Department.
3. G.O.(3D) No.17, H&UD (UDV(1)) Dept., dated 20.07.2023.
4. DF&RS NOC issued in R.Dis.No.14897/C1/2023, PP.NOC No.170/2023 dated 29.09.2023.
5. AAI NOC issued in CHEN/SOUTH/B/120823/848488 dated 29.12.2023 valid upto 28.12.2031.(Permissible height 45.0m)
6. TNUHDB letter No.HDB/SP/35/2022 received dated 23.01.2024 enclosing revised plans and undertakings.
7. Structural drawing vetted by R.Balamourougane, Centre for Urbanization, Buildings & Environment IIT Madras Research Park, Chennai – 600 113.

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Executive Engineer
DN - V
TNUHDB / Chennai - 600 004.

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 Group Development (HRB)** comprising of 2 Blocks with 35.35m height consisting of Stilt floor + 11 Floors - Residential building with 153 dwelling units in each block, **Totally 306 dwelling units** (excluding 2 dwelling units for Refuge Area) at Pillaiyar Koil Thottam, Ramakrishna Mutt Road, bearing R.S. No. 3545/1, Block No. 70 of **Mylapore Village**, within the limit of Greater Chennai Corporation has been examined and Planning Clearance is issued based on the G.O (3D) No.17; 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 & 5th cited and subject to the following conditions.

(i) TNUHDB maintains the OSR area and no structure would be erected.

(ii) TNUHDB to demolish the existing compound wall of TNUHDB office complex to widen the passage width.

(iii) TNUHDB has to obtained land transfer G.O. in favour of TNUHDB.

2. The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS & AAI. The applicant has furnished an undertaking to abide by the terms and conditions put forth in the NOCs in the reference 4th & 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

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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 IIT in the reference 7th cited.

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

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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/01/A to C/2024, dated 02/04/2024** are sent herewith.

13. **The Commissioner,** Greater Chennai Corporation 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,

2.4.2024

For Member-Secretary

2/4/24

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)

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3. **The Director of Fire & Rescue Service**
No.17, Rukmani Lakshmipathi Salai,
Egmore, Chennai-600 006.

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. **The Chairperson,**
Tamil Nadu Real Estate Regulatory Authority,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai 600008.

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

10. **Executive Engineer ,**
Tamil Nadu Urban Habitat Development Board
(TNUHDB)
No.5, Kamarajar Salai, Chennai – 600 005.

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AEE



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