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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.

File No. : **CMDA/PP/HRB/S/0668/2022**

Date : 20/02/2024

To

The Commissioner,

Greater Chennai Corporation,

Chennai - 600 003.

Sir,

Sub: CMDA-Area plans Unit - High-Rise Building(South) – The revised Planning Permission Application for the proposed construction of 4 High Rise Building viz., Block – C : Stilt floor cum Ground floor + 19 floors – 130 Dwelling units with 59.90m Height; Block – D : Stilt floor cum Ground floor + 19 floors – 171 Dwelling units with Height 59.90m; Block – E : Stilt floor cum Ground floor + 19 floors – 244 Dwelling units with 59.90m Height; Block – F : Stilt floor cum Ground floor + 18 floors – 162 Dwelling units with Height 56.90m (Totally Proposed 707 Dwelling units) to the already approved and partial Completion Certificate obtained existing Combined Basement floor (for Block A, B, C, D, E, G(Part) & Club House);Block – A : Stilt floor + 19 floors – 237 Dwelling units; Block – B : Stilt floor + 19 floors – 258 Dwelling units; Block – G (EWS) Block : Stilt floor + 13 floors – 130 Dwelling units (Totally 1332 Dwelling units including existing & proposed) and Club House Block : Ground floor + 2 floors at Survey No. 166/1A, 166/1B, 166/2, 166/3A, 166/3B, 166/4A, 166/4B, 166/5A, 166/5B, 166/15A1 of Karapakkam village, Rajiv Gandhi Salai (Old Mahabalipuram Road) within the limits of Greater Chennai Corporation - Approved and forwarded to Local Body for issue of Building Permit - Reg

Ref:

1. Planning Permission Application received in SBC No. CMDA/PP/HRB/S/0668/2022 dt.18.11.2022.
2. Earlier Planning Permission issued in Planning Permission No. C/PP/MSB – IT/36 A to X/2013, Permit No. 8103 vide Letter No. C3/15942/2010 dt.10.07.2013.
3. Partial Completion Certificate issued by CMDA in Letter No. EC/S-II/17182/2019 dt.30.05.2019.
4. Agenda and Minutes of 271st MSB Panel meeting held on 30.05.2023.
5. Government Order issued G.O.(Ms) No. 65, H&UD (UD-I) Department dt.21.04.2022.
6. Government Order issued in G.O.(Ms) No. 69, H&UD (UD-1) Department dt.03.07.2023.
7. Environmental Clearance in Letter No. SEIAA-TN/ F.No. 1843/EC/8(b)/326/2013/Extn/2023 dt.01.06.2023valid upto 29.06.2025.
8. This office letter even No. dated 14.07.2023 addressed to the Government.
9. AAI NOC vide Lr.No. CHEN/SOUTH/B/050316/127257 Dt.03.05.2016.
10. Structural Drawings vetted by Anna University Dated.18.10.2023.
11. NOC from DF&RS issued in letter No.R.Dis.No.5606/C1/2023, PP NOC No.133/2023 dated.18.08.2023.
12. Government Order in (Ms) No.182 H&UD Department (UD1) dated 18.12.2023.
13. This office online DC advice letter dated 08.02.2024.
14. DC remitted through online dated 09.02.2024.
15. Applicant letters dated 09.05.2023,05.07.2023 & 09.02.2024.

The revised Planning Permission Application for the proposed construction of 4 High Rise Building viz., Block – C : Stilt floor

cum Ground floor + 19 floors – 130 Dwelling units with 59.90m Height; Block – D : Stilt floor cum Ground floor + 19 floors – 171 Dwelling units with Height 59.90m; Block – E : Stilt floor cum Ground floor + 19 floors – 244 Dwelling units with 59.90m Height; Block – F : Stilt floor cum Ground floor + 18 floors – 162 Dwelling units with Height 56.90m (Totally Proposed 707 Dwelling units) to the already approved and partial Completion Certificate obtained existing Combined Basement floor (for Block A, B, C, D, E, G(Part) & Club House);Block – A : Stilt floor + 19 floors – 237 Dwelling units; Block – B : Stilt floor + 19 floors – 258 Dwelling units; Block – G (EWS) Block : Stilt floor + 13 floors – 130 Dwelling units (Totally 1332 Dwelling units including existing & proposed) and Club House Block : Ground floor + 2 floors at Survey No. 166/1A, 166/1B, 166/2, 166/3A, 166/3B, 166/4A, 166/4B, 166/5A, 166/5B, 166/15A1 of Karapakkam village, Rajiv Gandhi Salai (Old Mahabalipuram Road) within the limits of Greater Chennai Corporation has been examined and Planning Permission is issued based on the Government approval accorded in the reference 13th cited and subject to the conditions put forth by CMDA in the reference 5th to 7th, 9th & 11th to 13th cited.

2. The applicant has remitted the following charges in the reference cited.

Sl. No.	Charges	Total Amount	Amount remitted in Receipt No. and Dated
I	Scrutiny Fees	Rs.2,05,827.00	CMDA/PP/Ch/9091/2022 & dt. : 18 November, 2022
II	Scrutiny Fees	Rs.99,640.00	CMDA/PP/Ch/12945/2024 & dt. : 10 January, 2024
III	Balance Scrutiny Fees	Rs.65,000.00	CMDA/PP/Ch/13193/2024 & dt. : 09 February, 2024
IV	Development charges for building per Sq. m.	Rs.70,000.00	CMDA/PP/Ch/13193/2024 & dt. : 09 February, 2024
V	Security Deposit for Building	Rs.7,80,000.00	CMDA/PP/Ch/13193/2024 & dt. : 09 February, 2024
VI	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/13193/2024 & dt. : 09 February, 2024
VII	Security Deposit for Septic Tank / STP	Rs.1,10,000.00	CMDA/PP/Ch/13193/2024 & dt. : 09 February, 2024
VIII	I & A Charge	Rs.45,20,000.00	CMDA/PP/Ch/13193/2024 & dt. : 09 February, 2024
IX	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/13193/2024 & dt. : 09 February, 2024

3. The applicant has also furnished an undertaking to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS, Police (Traffic), AAI, IAF, PWD & Environmental Clearance.

4. The Promoter has to submit the necessary sanitary 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 to a single sump for the above premises for purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 100 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 - 2019 and enforcement action will be taken against such development.

5. Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. This 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 connected 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 / Registered Engineers / Architects who has signed in the plan to ensure the safety during construction and after construction and also for its continued structural stability of the buildings. In this regard, the applicant along with the Architect, Structural Engineer, Geo - Technical consultant and Construction Engineer has furnished undertaking in Form - C format.

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 consider only the aspect on 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.

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

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

9. The applicant has to comply with all the conditions stipulated in the NOCs issued by the Police (Traffic), DF&RS, AAI, IAF, PWD & Environmental Clearance (whichever is applicable)

10. Two sets of plan for the proposal is approved and numbered as Planning Permission **OL-PP/HRB/0003/2024** dated **20/02/2024** in **Permit No. OL-00766** are sent herewith. The Planning Permission is valid for the period from **20/02/2024 to 19/02/2032**

11. **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.

12. The Commissioner Corporationis requested to take necessary further action for issue of Building Permit under the Local Body Act.

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

The Local Body is requested to ensure water supply and sewerage disposal facility for the proposal before issuing building Permit. 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 harvesting structures shown in the approved plan to the satisfaction of the Authority will also be considered as a deviation to the approved plan and violation of Development Regulation and enforcement action will be taken against such development. The sewage Treatment plant should be maintained by the applicant / developer till handing over to the residents association.

Yours faithfully,



Signature Not Verified
Name :P KARTHEEPAN
Designation :Assistant Planner
Date :02/20/2024 6:09:59 PM

Name: P KARTHEEPAN

Designation: Assistant Planner

Date: 20 February, 2024

For

Member Secretary

CMDA

Encl :

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

Copy To:

Thiru.Pravin Kumar Jain & 5 others

Door No. 156

Shree Mahalaxmi enterprises, Doshi tower 9th floor

Poonamallee High Road

Kilpauk

600010

The Commissioner of Income Tax,
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai - 600034

The Deputy Planner,
Enforcement cell,
CMDA, Chennai - 600008

The Chief Engineer, TNEB,
Chennai – 600002.

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

Thiru.Elanchezhiyan.P
Registered Architect,
S-2, Yamuna Apartments,
No-14, Thirumurthy Nagar,
Madanandapuram

Thiru.Hiten Ramanlal mahimtura,
Registered Structural Engineer Grade – I
Shakthi Towers, 3rd Floor- H,Wing-II,
No. 766, Anna Salai, Thousand Lights.

Thiru.P.Pandiyan No.22/40, Block-II,
Construction Engineer
Flat- B1, Old Post Office Street,
Venkatapuram, Ambattur.



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