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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/0578/2022 **Dated:12.07.2024**

To

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

Sir,

Sub : CMDA – Area Plans Unit – HRB(South) Division – The Planning Permission is for the proposed construction of High-Rise Building consisting of Extended Double Basement floor + Stilt (Part) cum Ground floor (Part) + 12 floors + 13th floor (Part) with 74 Dwelling units and Multi-Function Hall, Gym & Swimming Pool in 13th floor (Part) Residential Building availing with **Premium FSI** at New Door No. 34(Part), Velachery Road, Guindy, Chennai, R.S. No. **76**/2(Part), **77**(Part), T.S. No. **9**/1,pt Block No. **16** of Velachery village, Velachery Taluk within the limits of Greater Chennai Corporation applied by **M/s. Ivar Estates Private Limited** Represented by its Authorized Signatory Thiru.T.V.Sathia Narayana. – Approved and forwarded to local body for issue of building license – Regarding.

Ref :
1) Planning Permission Application received in the SBC No. CMDA/PP/HRB/S/0578/2022 dt.14.10.2022.
2) Minutes of 268th MSB Panel meeting held on 24.11.2022.
3) Minutes of 6th HRB Committee meeting held on 27.03.2023.
4) AAI NOC Letter NOC ID : CHEN/SOUTH/B/032322/662336 dt.11.05.2022
5) IAF NOC Letter No. AFSTAM/5218/1/ATC dt.12.05.2022.
6) DF&RS NOC Letter R.Dis. No. 13093/C1/2022, PP NOC No. 132/2022 dt.14.10.2022
7) DF&RS Amendment Letter K.Dis. No. 17553/C1/2022 dt.16.11.2022.
8) Environmental Clearance (EC) in Letter No.SEIAA-TN/F.No.9421/EC/8(a)/952/2022 dated 10.07.2023.
9) Street Alignment Gift Deed Doc. No. 3494/2023 dt.28.04.2023.
10) TDR division in U.O note No.TDR/1030/2023 dated 25.04.2024

Utilization DRC no.129/2024 dt.17.04.2024.(Premium FSI)

11) Structural vetted by Special Chief Engineer, PWD dated 29.12.2022
12) This office DC advice letter dated 30.03.2023.
13) This office additional and Balance DC advice letter dated.31.05.2024
14) Applicant letter dated 06.06.2024 along with DC & other charges remittance receipt.
15) Applicant letters dated 11.01.2023 (undertakings), 23.03.2023, 03.05.2023, 24.07.2023, 06.03.2024.

The Planning Permission application is for the proposed construction of High-Rise Building consisting of Extended Double Basement floor + Stilt (Part) cum Ground floor (Part) + 12 floors + 13th floor (Part) with 74 Dwelling units and Multi-Function Hall, Gym & Swimming Pool in 13th floor (Part) Residential Building availing with Premium FSI at New Door No. 34(Part), Velachery Road, Guindy, Chennai, R.S. No. 76/2(Part), 77(Part), T.S. No. 9/1,pt Block No. 16 of Velachery village, Velachery Taluk within the limits of Greater Chennai Corporation has been examined and Planning Permission is issued based on the 6th HRB Committee accorded in the reference 3rd cited, subject to the usual conditions put forth by CMDA in reference 12th cited, including compliance of conditions imposed by the Government agencies in the reference 4th to 8th cited.

2. The applicant in the reference 14th cited has remitted the following charges in receipt No.B0025745, dated 06.06.2024:

Sl. No.	Charges	Amount	Interest & Remarks
1.	Development charge for land and building under Sec.59 of the T&CP Act, 1971	**Rs.4,00,000/-** (Rupees Four lakh only)	-
2.	Balance Scrutiny Fee	**Rs.60,000/-** (Rupees Sixty thousand only))	-
3.	Regularization charges	**Rs.5,10,000/-** (Rupees Five Lakh and ten thousand only	-
4.	OSR Charges	**Rs.3,71,90,000/-** (Rupees Three crore seventy one Lakh and ninety thousand only)	-
5.	Security Deposit for Building (BG furnished)	**Rs.55,60,000/-** (Rupees Fifty five lakh and Sixty thousand only)	B.G. No. FBGI00912300073 dt.28.04.2023 for Rs.55,60,000/- issued by RBL Bank Ltd., T.Nagar
6.	Security Deposit for Display Board	**₹.10,000/-** (Rupees Ten Thousand only)	-

7.	MIDC Charges	**Rs.64,20,000/-** (Rupes Sixty four lakhs and twenty thousand only)	-
8.	Infrastructure &Amenities Charges	**Rs.81,20,000/-** (Rupees Eighty one lakh and twenty thousand only)	-
9.	Shelter charges	**Rs.1,77,40,000/-** (Rupees One crore seventy seven lakh and forty thousand only)	-
10.	Premium FSI Charges	**₹.18,51,50,000/-** DRC Utilization adjusted in: Rs.16,60,00,565/-. Balance Amount **Rs.1,91,49,435/-**(Rupees One Crore Ninety One Lakh Forty Nine Thousand Four Hundred and Thirty Five only)	₹.27,26,040/-
11.	Balance, additional Premium FSI Charges	**₹.9,60,00,000/-** (Rupees Nine crore sixty lakhs only)	-
12.	Flag Day Fee.	**₹.500/-** (Rupees Five hundred only)	-

2. The applicant has furnished the Bank Guarantee for **Rs.55, 60,000** /- towards Security Deposit for building in B.G.No. FBGI00912300073, dated, dt.28.04.2023 valid up to 30.03.2031 issued by RBL Bank, Sai Kalyani Towers, Old Door No. 105, New No. 56, G.N.Chetty Road, T.Nagar, Chennai – 600 017. and the Bank Guarantee forwarded to the Finance Division for safe custody.

3. The applicant has gifted Street alignment portion area (703.84 sq.m) to CMDA in Gift deed Document No. No. 3494/2023 dt.28.04.2023. The same has also been taken over by CMDA and issued Land delivery receipt.

4. The applicant has adjusted an amount of **Rs. 16,60,00,565/-** (Rupees Sixteen crore Sixty lakh, five hundred and sixty five only) towards Premium FSI charge by fully utilizing DRC No. 129/2024 dt.17.04.2024.

5. Applicant has also furnished an undertaking in the reference 15th cited to abide by the terms and conditions put forth in the NOC's issued by AAI, DF&RS &Environmental Clearance and the conditions imposed by CMDA in the reference 12th cited.

6. 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.

7. 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 PWD as in the reference 11thcited.

8. 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.

9. 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.

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

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

12. 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.

13. 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.

14. 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.

15. The partial refund of security deposit will not be considered for issuance of partial Completion certificate.

16. 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.

17. 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.

18. 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.

19. Two sets plan for the proposed development is approved and numbered as **PP/HRB/10/2024/A to F dated12.07.2024** in Planning Permit No.**15618** are sent herewith. The Planning Permit is valid for the period from **12.07.2024 to 11.07.2032.**

20. 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

P. Aswathaman 16/07/2024
for **Member Secretary**

16/7/24

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

Copy to:

1. **M/s. IVAR Estates Pvt Ltd .**
   (Represented by its Authorised Signatory
   T.V.Sathiya Narayana),
   No. 3, Mangesh Street, T.Nagar,
   Chennai – 600017.

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. Venkata Krishnan,** (Architect)
   No.18, Third Seaward Road,
   Valmiki Nagar, Thiruvanmiyur,
   Chennai – 600 041.
9. **Thiru.Padmanabhan,** (Structural Engineer)
   Jayam Consultant Private Limited
   G-2, Sheshadri Manor,
   No.1, , Sheshadri Road,
   Alwarpet,Chennai.600018.
10. **Thiru.Thirumalai Kumar** (Site Engineer),
    No.3/186, pillar koil street,
    Thiruvettanallur,
    Madathurpatti,Tiruneveli,
    Pin.627855.



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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