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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/N/0394/2023** Date : 26/09/2024

To

The Commissioner,

Avadi Corporation,

Avadi,

Chennai – 600 054.

Sir,

Sub: CMDA-Area plans Unit - High-rise Building(North) – Planning Permission for the proposed construction of High rise Residential building consist of Combined Stilt and Combined extended basement with Two Towers; Tower 1: 1 to 14 floors Residential Building, Tower 2: 1 to 14 floors Residential Building totally 387 dwelling units at Avadi to Poonamalle High road, Paruthipattu, Comprised in S.No 657/1A,657/1B,657/2pt, 657/4pt & 659/2pt, 659/4pt and T.S.No 21/1, 21/2, 21/10, 21/15 and 22/4 of Block 77, Ward I of Paruthipattu Village, Avadi Taluk , Avadi Corporation - Approved and forwarded to Local Body for issue of Building Permit - Reg

Ref:

1. Planning Permission Application received on 30.05.2023 in File No. CMDA/PP/HRB/N/394/2023.
2. Earlier Sub Division Approved by CMDA vide PPD/LO/No.35/2012 letter No. L1/17464/2011 dt:19.10.2012
3. Agenda and Minutes of 272th MSB Panel meeting held on 10.08.2023
4. PWD NOC obtained for inundation point of view in lr.No T5(3)/9156/2007 dated 09.08.2007, To increase ground level of the site should be raided for a minimum height of 0.63m to 0.89m to avoid inundation problem (i.e)30CM above the maximum flood level of coovum river of (+)20.450m
5. Government Order in G.O.(Ms) NO. 65 H & UD (UD I) Department dated 21.04.2022
6. Government Order issued in G.O.(Ms) No. 69, H&UD (UD-1) Department dt.03.07.2023
7. DF&RS NOC vide R.Dis.No.10106/C1/2023 PP NOC No.127/2023 dated 09.08.2023
8. This office letter even no addressed to Govt dated 05.09.2023
9. NOC from AAI vide CHEN/SOUTH/B/080423/774188 dated 25.09.2023 with permissible height of 56. 09(76.37m - 20.28m AMSL).
10. Letter No 5606380/UD-1 / 2023-1 received from Govt dated 06.10.2023.
11. This office letter even no addressed to Govt dated 30.10.2023
12. Govt letter received vide Lr.No 180, H&UD(UD -1) Dept dated 18.12.2023.
13. Demand for Development Charge and other charges advice sent on dated 29.01.2024
14. Remittance of DC and other charges vide receipt No.CMDA/PP/Ch/13010/2024 dated 30.01.2024
15. Applicant letter dated 29.08.2023 furnishing the particulars.
16. Structural drawing & report vetted by Superintending Engineer, P.W.D., Planning & Design circle. Chepauk Chennai-5, dated 23.05.24.
17. Environmental clearance received vide file No.10805, EC Identification no EC24C3801TN520274N dated 25.07.2024
18. Applicant letter dated 06.09.2024 furnishing the particulars

19. Concurrence from TNPDL for establishment of Substation vide Lr.No.SE/CEDC/W/EE/GL/DEV/AEE/AEII/F.HT.M/s.Aishwarya/D.554 dt 05.08.24

The Planning Permission for the proposed construction of High rise Residential building consist of Combined Stilt and Combined extended basement with Two Towers; Tower 1: 1 to 14 floors Residential Building, Tower 2: 1 to 14 floors Residential Building totally 387 dwelling units at Avadi to Poonamalle High road, Paruthipattu, Comprised in S.No 657/1A,657/1B,657/2pt, 657/4pt & 659/2pt, 659/4pt and T.S.No 21/1, 21/2, 21/10, 21/15 and 22/4 of Block 77, Ward I of Paruthipattu Village, Avadi Taluk , Avadi Corporation applied by M/s. Aishwarya Properties Private Limited has been examined and Planning Permission is issued based on the orders of Government letter in the reference 12th cited subject to the usual conditions put-forth by CMDA including compliance of conditions imposed by other Government Agencies in the references 4th,7th,9th, 17 & 19th cited above.

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.1,07,342.00	CMDA/PP/Ch/10815/2023 & dt. : 29 May, 2023
II	Scrutiny Fees	Rs.53,124.00	CMDA/PP/Ch/12837/2023 & dt. : 29 December, 2023
III	Balance Scrutiny Fees	Rs.35,000.00	CMDA/PP/Ch/13010/2024 & dt. : 30 January, 2024
IV	Development charges for land per Sq. m.	Rs.65,000.00	CMDA/PP/Ch/13010/2024 & dt. : 30 January, 2024
V	Development charges for building per Sq. m.	Rs.6,70,000.00	CMDA/PP/Ch/13010/2024 & dt. : 30 January, 2024
VI	Security Deposit for Building	Rs.1,00,15,000.00	CMDA/PP/Ch/13010/2024 & dt. : 30 January, 2024
VII	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/13010/2024 & dt. : 30 January, 2024
VIII	I & A Charge	Rs.1,49,95,000.00	CMDA/PP/Ch/13010/2024 & dt. : 30 January, 2024
IX	Security Deposit for Septic Tank / STP	Rs.3,90,000.00	CMDA/PP/Ch/13010/2024 & dt. : 30 January, 2024
X	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/13010/2024 & dt. : 30 January, 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/0027/2024** dated **26/09/2024** in **Permit No. OL-01289** are sent herewith. The Planning Permission is valid for the period from **26/09/2024 to 25/09/2032**

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 Municipalityis 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.

13 .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.

14.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 theTamil Nadu Energy Development Agency from time to time.

15.The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS, AAI ,WRD & Environmental clearance . In this regard, the applicant has also furnished an undertaking in the reference 18th cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS, AAI ,WRD & Environmental clearance.

16.The applicant has furnished Structural drawing & report vetted by Superintending Engineer, P.W.D., Planning & Design circle. Chepauk Chennai-5, dated 23.05.2024 in the reference 16th cited.

17.The applicant 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.

18. The applicant shall reserve 1/3rd open Terrace Area for erection of Solar Photo Voltaic Panel & Solar Water Heating System and the same has to be ensured before issue of Completion Certificate.

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

20. 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 regards the applicant has furnished notarized undertaking.

21. 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.

22. 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.

Yours faithfully,

Name: Y Kaviya HRB

Designation: Assistant Planner

Date: 26 September, 2024

For

Member Secretary

CMDA

Encl :

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

Copy To:

1. M/s AISHWARYA PROPERTIES PRIVATE LIMITED
Door No.:B-19,Plot No.:B 19, B-BLOCK 2ND AVENUE,
ANNA NAGAR EAST
Chennai -6000102.

2.The Deputy Planner,
Enforcement cell,
CMDA, Chennai - 600008
(With one set of approved plans)

3.The Director of Fire & Rescue Service P.B.No.776,
Egmore, Chennai-8. (With one set of approved plans)

4.The Chairman,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Door No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008. (With one set of approved plans)

5.The Member Appropriate Authority,
108, Uthamar Gandhi Salai,
Nungambakkam, Chennai- 600034.

6.The Chief Engineer,
CMWSSB, No. 1,
Pumping Station Road,
Chintadripet, Chennai - 600002.

7.The Chief Engineer, TNEB, Chennai-2.

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

9.Thiru. Prashanth S Kharche .
Registered Architect
RA/Gr.I/19/3/091
Shaffee Mohamed Road,
Diagonally opposite Cafe Coffee Day
Mobile: 9884049364
Email: kharche@kharche.com

10.Thiru. P PRADEEP ., (Struct.)
Registered Structural Engineer grade - I,
RegNo: SE/GR-I/19/07/184,
NO.607, PURVA WINERMERE, PALLIKARANAI, CHENNAI 600100
Mobile: 9500702114
Email:mail2pradeeppari@gmail.com

11.Thiru.VASANTHI PADMANABAN .,
Registered Geo-Technical Engineer
RegNo: GTE/19/04/016
NO.21/28,POOKARA STREET, VADAPALANI, CHENNAI 600026.
Mobile: 9444469824
Email: chennaisoillab@gmail.com

12 Thiru .D GOPINATH ,
Registered Construction Engineer

Reg.NO CE/19/02/007
B 11, ANNA NAGAR EAST, B.BLOCK 2ND AVENUE, CHENNAI 600102
Mobile: 9840327561
Email: tech@newry.co.in



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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