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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/0418/2022** Date : 07/11/2023

To

The Additional Chief Secretary/ Commissioner,

Greater Chennai Corporation,

Chennai – 600 003.

Sir,

Sub: CMDA-Area plans Unit - High-Rise Building(South) – Planning Permission is for the proposed construction of Group development of High Rise Building (HRB) consisting of 2 Blocks, Block 1: Stilt floor + 9 floors + 10th floor part with 33.00m height (FGL to top of terrace) Residential building with 46 dwelling units & Block 2: Stilt floor + 12 floors with 39.0m height (FGL to top of terrace) Residential building with 59 dwelling units, Totally 105 dwelling units and Open Swimming Pool along with Shower and Dress Change Room (Ground floor) at New Kumaran Nagar Main Road, Sholinganallur, Chennai- 600 097 comprised in Survey No.270/1 of Sholinganallur Village within the limits of Greater Chennai Corporation applied by M/s. Glaze Enterprises represented by its Partner Thiru.C.Chiranjeev, GPA for Tvl.K.Parameswari & others - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

Ref:

1. Planning Permission Application received in SBC No. CMDA/PP/HRB/S/0418/2022, dated 12.08.2022.
2. Minutes of the 267th MSB panel meeting held on 17.10.2022.
3. Minutes of the 05th HRB Committee meeting held on 03.11.2022.
4. NOC received from Police (Traffic) in Rc.No.K1/020802/2022, NOC No.44/2022 dated 15.11.2022.
5. NOC received from DF&RS in R.Dis.No.15770/C1/2022 PP NOC No.145/2022 dated 18.11.2022.
6. NOC received from IAF in AFSTAM/4009/5/ATS (BM-II) dated 22.11.2022.
7. This office Letter No. CMDA/PP/HRB/S/0418/2022 dated 02.12.2022.
8. NOC received from AAI in CHEN/SOUTH/B/111722/726983 dated 06.01.2023.
9. Applicant letter dated 11.04.2023 with undertakings.
10. Online DC advice letter dated 02.05.2023.
11. Applicant letter dated 05.06.2023 with remittance of DC & Other charges.
12. Applicant letter dated 09.10.2023 enclosing structural vetted by PWD dated 05.10. 2023.
13. Applicant letter dated 26.10.2023 enclosing Developer Registration Certificate.

The Planning Permission is for the proposed construction of for the Proposed construction of Group development of High Rise Building (HRB) consisting of 2 Blocks, Block 1: Stilt floor + 9 floors + 10th floor part with 33.00m height (FGL to top of terrace) Residential building with 46 dwelling units & Block 2: Stilt floor + 12 floors with 39.0m height (FGL to top of terrace) Residential building with 59 dwelling units, Totally 105 dwelling units and Open Swimming Pool along with Shower and Dress Change Room (Ground floor) at New Kumaran Nagar Main Road, Sholinganallur, Chennai- 600 097 comprised in Survey No.270/1 of Sholinganallur Village within the limits of Greater Chennai Corporation has been examined and Planning Permission is issued based on the 5th HRB Committee approval accorded in the reference 3rd cited subject to the usual conditions put forth by CMDA in the reference 10th cited, including compliance of conditions imposed by the Government agencies in the references 4th to 6th & 8th 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.23,106.00	CMDA/PP/Ch/8204/2022 & dt. : 12 August, 2022
II	Scrutiny Fees	Rs.11,544.00	CMDA/PP/Ch/10085/2023 & dt. : 01 March, 2023
III	Balance Scrutiny Fees	Rs.8,500.00	CMDA/PP/Ch/10639/2023 & dt. : 05 June, 2023
IV	Development charges for land per Sq. m.	Rs.30,000.00	CMDA/PP/Ch/10639/2023 & dt. : 05 June, 2023
V	Development charges for building per Sq. m.	Rs.1,50,000.00	CMDA/PP/Ch/10639/2023 & dt. : 05 June, 2023
VI	Regularisation charge for land	Rs.5,13,000.00	CMDA/PP/Ch/10639/2023 & dt. : 05 June, 2023
VII	OSR Charges	Rs.45,50,000.00	CMDA/PP/Ch/10639/2023 & dt. : 05 June, 2023
VIII	Security Deposit for Building	Rs.22,10,000.00	CMDA/PP/Ch/10639/2023 & dt. : 05 June, 2023
IX	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/10639/2023 & dt. : 05 June, 2023
X	I & A Charge	Rs.38,20,000.00	CMDA/PP/Ch/10639/2023 & dt. : 05 June, 2023
XI	Security Deposit for Septic Tank / STP	Rs.1,10,000.00	CMDA/PP/Ch/10639/2023 & dt. : 05 June, 2023
XII	Shelter Charges	Rs.17,12,000.00	CMDA/PP/Ch/10639/2023 & dt. : 05 June, 2023
XIII	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/10639/2023 & dt. : 05 June, 2023

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/0010/2023** dated **07/11/2023** in **Permit No. OL-00591** are sent herewith. The Planning Permission is valid for the period from **07/11/2023 to 06/11/2031**

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. Hence the condition mentioned in Para No.4 is not applicable since the site under reference lies in un sewered area.

Yours faithfully,

Name: S Vasudevan.

Designation: Assistant Planner

Date: 07 November, 2023

For

Member Secretary

CMDA

Encl :

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

Copy To:

M/S GLAZE ENTERPRISEZ REP BY PARTNER C. CHIRANJEEV
Door No. 9/10, G1 - BLOCK II - KALA BRINDAVAN Apartments,
THALAYARI STREET, WEST MAMBALAM,
CHENNAI- 600 033.

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

The Chief Engineer,
TNEB, Chennai – 600002.

The Director,
Director of Fire and Rescue Services
No.17, Rukmani Lakshmipathy Salai, Egmore,
Chennai -600 008.

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

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

Thiru.K.Rajesh,(Architect).
No.02,Cissons Complex, 2nd Floor,
Montieth Road, Egmore,
Chennai – 600 008.

Thiru.A. Vijaya Kumar, (Structural Engineer)
73/35, Sundaraganapathy Street,
Ammapet, Salem -636 003.

Thiru.M. Raja (Construction Engineer),
No.2235, First Street, Mullai Nagar,
Anna Nagar West,
Chennai - 600 040.



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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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