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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.CMDA/PP/HRB/N/548/2022 Dated: 29.10.2024

To
The Commissioner,
Greater Chennai Corporation,
"Ripon Buildings",
Chennai – 600 003.

Sir,

Sub: CMDA – Area Plans Unit – High Rise Building(North) Division – Planning Permission for the revised proposal for the proposed construction of **High Rise Residential cum Commercial Group Development** consisting **4 Blocks** with Extended Lower Basement Floor for Blocks A & C (Parking & STP) and Upper Basement Floor for Blocks A, B & C (Parking, STP & Sumps); **Block-A**(Residential)**:** Stilt Floor + 18 Floors with 556 dwelling units; **Block-B**(Club House)**:**Ground Floor + 4 Floors (Swimming Pool, Party Hall, Gym, Tuition Centers & Co- Working space) ; **Block-C** (Convention Center): Ground Floor + 7 Floors (Hall- 1 & 2 & 38 Rooms in 5th, 6th& 7th Floor); **Block-D** (Shop): Ground Floor + First Floor abutting G.N.T. Road, Madhavaram, Chennai-60, comprised in S.No.701/1A, 1B, 2A, 2B, 702/1(pt), 1A, 1B, 1C, 1D & 2 and 761/2, T.S.No.1/2, 1/3 & T.S. No.2/1, Block No.20 of Madhavaram Village, Madhavaram Taluk, Thiruvallur District, applied by **M/s. Alliance Villas Pvt.Ltd -** Approved - Reg.

Ref:
1. Planning Permission Application received in SBC No. CMDA/PP/HRB/N/0548/2022 dated 06.10.2022.
2. Earlier Planning permission for the construction of 4 Blocks with residential and commercial development with 328 Dwelling units issued in PP. No. 11920, vide letter no. C3(N)/10167/2017, dt.05.09.2018.
3. NOC issued by the AAI in NOCID CHEN/SOUTH/B/ 073016/165543, 44, 45, 50, 52 to 54 dated **30.07.2016**. Site elevation AMSL 8m and Permitted top elevation is 150mts (150m-8m = 142m height allowed).
4. NOC issued by the IAF in their office letter No. TAM/5218/1/ATC Dt. 19.03.2018.
5. NOC issued by the PWD in Lr. No. T/7678/ Madhavaram/CMDA/2016

Dt.26.08.2016 on the inundation point of view.

6. Concurrence from TANGEDCO videLr.No.SE/CEDC/ N/EE/GL/AEE/DEV/Alliance /D.1314/2022 dt 03/11/2022.
7. This office letter even no dated 12.12.2022
8. NOC from Police (Traffic) received vide Rc. No. Tr./License/606/23832/2022 dated 21.02.2023.
9. NOC from DF & RS received vide R.Dis.No.16974/C1/2022, PP NOC No.167/2022 dated 20.12.2022
10. Minutes of the 268th MSB Panel meeting held on 24.11.22.
11. Applicant letter dated 20.02.2023 along with particulars.
12. Amendment of DF&NOC vide Letter K.Dis.No.2987/C1/2023 dated 14.03.2023.
13. Minutes of 6th HRB Committee Meeting held on 27.03.2023
14. This office DC advice letter even no dt.29.03.2023.
15. Applicant letter dated 08.05.2023 enclosing receipt No. B0023381, dt. 08.05.2023 for remittance of DC charges and Bank Guarantee for the charges towards SD for building.
16. Applicant letter dt. 08.06.2023 along with revised plan and particulars.
17. Applicant letter dt. 04.10.2024 along with particulars.
18. Structural drawing vetted by Superintending Engineer, P.W.D., Planning and Designs circle, Chepauk, Chennai dated 21.04.23 in the particulars letter dated 08.06.2023
19. Environmental clearance id EC 24C3801TN5298365, File NO 10908 dated 01.10.2024.

The Planning Permission for the revised proposal for the proposed construction of **High Rise Residential cum Commercial Group Development** consisting **4 Blocks** with Extended Lower Basement Floor for Blocks A & C (Parking & STP) and Upper Basement Floor for Blocks A, B & C (Parking, STP & Sumps); **Block-A**(Residential)**:** Stilt Floor + 18 Floors with 556 dwelling units; **Block-B**(Club House):Ground Floor + 4 Floors (Swimming Pool, Party Hall, Gym, Tuition Centers & Co- Working space) ; **Block-C** (Convention Center): Ground Floor + 7 Floors (Hall- 1 & 2 & 38 Rooms in 5th, 6th& 7th Floor); **Block-D** (Shop): Ground Floor + First Floor abutting G.N.T. Road, Madhavaram, Chennai-60, comprised in S.No.701/1A, 1B, 2A, 2B, 702/1(pt), 1A, 1B, 1C, 1D & 2 and 761/2, T.S.No.1/2, 1/3 & T.S. No.2/1, Block No.20 of Madhavaram Village, Madhavaram Taluk, Thiruvallur District, applied by **M/s. Aiiiance Villas Pvt.Ltd.** been examined and Planning Permission is issued based on the Minutes of 6th HRB Committee Meeting in the reference 13thcited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by other Government Agencies in the references 3rd, 4th,5th 6th,8th,9th,12th &19th cited above.

2.The applicant has remitted the following charges (after adjusting the fees remitted in receipt No B007240 dated 11.05.2018 & B007959 dated 21.08.2018 in earlier approved File No. C3(N)/10167/2017 dated 05.09.2018) vide receipt no. No. B0023381 dt.08.05.2023 furnished in the reference 15th cited

i)	Balance Development charge	**Rs.1,25,000/-** (One lakh and twenty five thousand only)
ii)	Balance Scrutiny Fee	**Rs.55,000/-** (Fifty five thousand only)
iii)	I & A Charges	**Rs.58,40,000/-**(Fifty eight lakhs and forty thousand only)
	Security Deposit for building	**Rs.1,86,70,000/-** (One Crore eighty six lakhs and seventy thousand only)
iv)	Security Deposit for Display board	**Rs.10000/-** (Ten thousand only)
v)	MIDC charges	**Rs. 87,05,000/-** (Eight seven lakhs and five thousand only)
vi)	Premium FSI charges	**Rs.73,65,000/-** (Seventy three lakhs sixty five thousand only)
vii)	Flag day Contribution	**Rs.500/-** (Five hundred only)

The applicant has furnished Bank Guarantee for the charges towards SD for building for **Rs.1,86,70,000/-** (One Crore eighty-six lakhs and seventy thousand only) in B.G.No.677GPGE231255001, dated 05.05.2023 by Canara Bank, Marathahalli, Bangalore – 560 037 valid up to 04.05.2031.

3. The applicant has to comply with all the conditions stipulated in the NOCs issued by the Police (Traffic), DF&RS, AAI, IAF, WRD and Environmental clearance . In this regard, the applicant has also furnished an undertaking in the reference 11th & 17th cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by Police (Traffic), DF&RS, AAI, IAF, WRD & 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.

The applicant has also furnished Structural drawing vetted by Superintending Engineer, P.W.D., Planning and Designs circle, Chepauk, Chennai dated 21.04.23 in the reference 16thcited.

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. 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.

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

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

10. 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 atleast 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 Litresper 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.

11. 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.

12.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.

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

14. 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.

15. 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.

16. Two sets of plan for the proposal is approved and numbered as Planning Permission **No. PP/HRB/16 /2024/ A to R,** dated. **29.10.2024** in **Permit No.15624** are sent herewith. The Planning Permission is valid for the period from **29.10.2024** to **28.10.2032.**

17. 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.

18.The Commissioner, Greater Chennai Corporation is requested to take necessary further action for issue of Building Permit under the Local Body Act.

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

Yours faithfully,

For **MEMBER-SECRETARY**

29/10/24

29/10/24

Encl :

1. Two copies approved plan.
2. Two copies of Planning Permit.
3. Copy of HRB minutes in the ref 16th cited.

Copy To:

1. **M/s. Alliance Villas Pvt.Ltd.,**
   No 36/1 Gandhimandapam Main Road,
   Kotturpuram, Chennai – 600 085
   (This approval is not final; you have to approach The Commissioner, Greater Chennai Corporation for issue of Building Permit).
2. The Deputy Planner, Enforcement Cell (N), CMDA, Chennai-8
   (with one set of approved plans)
3. The Commissioner of Income Tax,
   No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-34.
4. The Director of Fire & Rescue Service P.B.No.776, Egmore, Chennai-8. (with one set of approved plans)
5. The Chief Engineer, CMWSSB,
   No.1 Pumping Station Road, Chintadripet, Chennai-2.
6. The Additional Commissioner of Police (Traffic),
   Egmore, Chennai-8.
7. The Chief Engineer, TNEB, Chennai-2.
8. **The Chairman,**
   Tamil NaduReal Estate Regulatory Authority (TNRERA),
   Door No.1A, 1st Floor,
   Gandhi Irwin Bridge Road,
   Egmore, Chennai – 600 008.
   (with one set of approved plans)
9. Thiru Sivaraman Sankaranarayanan
   Registered Architect No CA/97/21841
   20/24, 5th main road,
   R A Puram, Chennai.
   Mobile: 9841072874
   Email: lavanyaandshankar@gmail.com
10. Thiru Hiten ramanlal mahimtura
    CMDA Structural Engineer grade - I,
    Reg. No: S.E/GR.I/19/03/021,

Address: No.10, Poes main road,
Teynampet, Chennai.
Mobile: 9381003329
Email: chennaimcpl@gmail.com.

11. Thiru A.Verghese,
CMDA Geo-Technical Engineer
Regn. No. GTE/19/07/033
109, Velachery Main road,
Guindy,Chennai-600032.
Mobile: 9840097357
Email: fsengineers74@gmail.com

12. Thiru Arokiagnanaprakash.D
Regn. No. CE/2021/07/942
No. 158, Sundram Pillai Nagar,
2nd Main Road, Tondiarpet,
Chennai-600081
Mobile: 9566793212
Email: ag.prakash@outlook.com.



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Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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