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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.C3(N)/315/2023, Dated: 28.12.2023

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

Sir,

Sub: CMDA – Area Plans Unit – HRB (North) Division – Planning Clearance Application for the proposed construction of High Rise Residential Building consist of Stilt Floor + 9 Floors with 270 Dwelling Units (1 Dwelling Unit reserved for Refuge area) at Harbour area, comprised in S.No.3692, 3700 & 3701, Block No. 33 of VOC Nagar, Tondiarpet village, Fort Tondiarpet Taluk, Chennai District within the limits of Greater Chennai Corporation applied by the Principal Secretary to Government, H & UD Department – Approved – Reg.

Ref:
1. Planning Clearance received on 02.05.2023.
2. This office letter even no. dt. 22.05.2023.
3. Agenda and Minutes of 270th MSB Panel meeting held on 22.05.2023.
4. NOC received from DF&RS vide R.Dis.No.8916/C1/2023 PP NOC No.95/2023 dated 03.07.2023)
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. This office letter even no. dt. 31.08.2023 addressed to Government.
8. Letter from the Principal Secretary to Government, HUDD in G.O.No.153, dated 06.11.2023
9. Applicant letter dated 25.08.2023 along with particulars.
10. NOC from AAI vide file no CHEN/SOUTH/B/100523/799828 dated 10.10.2023 with permissible height of 40m (43.22m – 3.22m site elevation)
11. This office letter even no dated 07.12.2023
12. Applicant letter dated 22.12.2023 along with particulars

PA(S)/TPS
PP. Communicate to EE for obtaining BP & RERA.

UM 8/2/24 SP

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The Planning Clearance Application for the proposed construction of High Rise Residential Building consist of Stilt Floor + 9 Floors with 270 Dwelling Units (1 Dwelling Unit reserved for Refuge area) at Harbour area, comprised in S.No.3692, 3700 & 3701, Block No. 33 of VOC Nagar, Tondiarpet village, Fort Tondiarpet Taluk, Chennai District

within the limits of Greater Chennai Corporation by **The Principal Secretary to Government**, H&UD Department has been examined and Planning Clearance is issued based on the Government orders issued in the reference 8th cited including compliance of conditions listed by other Government Agency in the references 4th & 10th cited.

2. The applicant has to comply with all the conditions stipulated in the NOC issued by the DF&RS. The applicant has furnished an undertaking to abide by the terms and conditions put forth in the NOCs in the reference 12th cited.

3. Applicant has to submit the necessary sanitary application directly to Metro Water 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.

4. Planning Clearance 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 Clearance 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 to furnish Structural Design Report vetted by IIT-M/Anna University/PWD to CMDA before commencement and inform the same to CMDA.

5. (i) Issuance of Planning Clearance by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing planning Clearance 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.

(ii) 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.

6. 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.

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 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.

10. 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.

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. 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.

13. 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.

14. Two sets of plans for the proposal is approved and numbered as Planning Clearance No **PC/HRB/14 (A / C)/2023, dated 28 .12.2023** are sent herewith.

15. This Planning Clearance 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.

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

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

Yours faithfully,

28/12/2023

For **MEMBER-SECRETARY**

28/12/23

Encl: Two copies approved plan

Copy to:

1. **The Senior Planner,**
   Tamil Nadu Urban Habitat Development Board,
   No. 5, Kamarajar Salai, Chennai – 600 005.

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.75, Santhome High Road, Santhome,
   MRC Nagar, R.A. Puram, Chennai-600 028.

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

7. 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)



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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