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HRB-(N)

# TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD

**From**
Thiru.V.Shanmuga Sundaram, M.E., FIE.,
Chief Engineer,
Tamil Nadu Urban Habitat Development Board,
No.5, Kamarajar Salai,
Chennai – 600 005.

**To**
The Member Secretary,
Chennai Metropolitan
Development Authority,
No.1, Gandhi Irwin Road,
Egmore, Chennai – 600008.

**Dated:10.10.2023.**

**Lr. No. HDB / SP / 65 / 2021**

Sir,

**Sub:** TNUHDB – Division III – Proposed Reconstruction of Stilt Floor + 9 Floors High Rise Residential Building with 162 EWS Tenements (161 Du's used for residential and 1 unit as refuge area) and ICDS & Shop in Stilt Floor (After demolition of Existing Residential Tenements) At Paper Mills Road, Chennai, Comprised at T.S.No. 1&3, Block No.19&33, Peravallur Village, Perambur Taluk, Greater Chennai Corporation – Final plan & Particulars submitted for Planning Clearance – Requested – Regarding.

**Ref:**
1. H&UD5 (1), G.O (Ms) No.167 Dated: 12.09.2022.
2. CMDA Minutes Letter No.C3(S)/1777/2021, Dated:12.06.2023
3. CMDA File No.C3(N)/0317/2023
4. Government, H&UDD, Lr. No. 126, Dated:13.09.2023.

O.C

* * * *

With reference to the above, the site plan, building plan has been corrected enclosed as follows:

| **Particulars:** | | |
|---|---|---|
| 1) | The copy of sale deed for the site under reference executed by the Executive Officer, Arulmigu Selliamman Kovil & Thanthoniamman Kovil in favour of TNUHDB is to be furnished. | Copy of the G.O and TNUHDB Proceedings copy are enclosed. (True copy) |
| 2) | The total extent as per PLR for T.S.No.1 & 3 is 3621.50 Sq.m. Whereas, the site extent mentioned in plan is 2708.26 Sq.m. Therefore, clarification regarding site extent and the remarks mentioned in PLR for T.S.No.3 to be furnished. (i.e. Transactions Blocked for "Temple Lands". DOSS Letter R.C.No.K8//14889/2021 dt:09.08.2021) | Clarification of the site extent is enclosed. (Land records – True copy) |

சென்னை பெருநகர் வளர்ச்சி குழுமம் 11 OCT ? 11/10/23 சென்னை-600008

| | | |
|---|---|---|
| 3) | NOC DF&RS and AAI are to be furnished. | Copy of the DF&RS and AAI NOC are enclosed. |
| 4) | Copy of professional registration certificate is to be furnished for Geo-Technical Engineer. | M/s. CUBE, IIT Madras for Geo tech investigation of Government projects, it is requested that the same may be accepted. (Soil test repost is enclosed) |
| 5) | Undertaking to abide by the conditions imposed in the NOCs to be furnished. | Enclosed |
| 6) | The procedures involved as per TNCD & BR 2019 for the registered professionals undertaking certificate are to be obtained. | Enclosed. |
| 7) | Structural design vetted by PWD to be furnished. | As it is a Government Projects Structural designs are prepared by M/s. CUBE, IIT Madras. Hence this may be accepted. |

The rectified revised site plan and floor plan along with other particulars called by CMDA are enclosed herewith for kind reference.

Considering the above, it is requested that the proposal may please be approved and Planning Clearance may be issued at the earliest.

**Encl:** 5 sets of site plan and Type design

For Chief Engineer

**To**
The Executive Engineer, Division III, TNUHDE, Chennai.

**Copy to** The Superintending Engineer – North-II, TNUHDB, Chennai.

**Land records - Raja Thottam, Peravallur Village, Ayanavaram Taluk**

| Village Name | Block No. | Survey No. | Old Survey No. | Ownership (Adangal) | Remarks | Extent (Sqm) | Status for Land |
|---|---|---|---|---|---|---|---|
| Peravallur | 33 | 1 | 251/2 | TNUHDB | TK.033036/98/DT/19-5-98G.O.NO.1401/DT/27-4-65/G.O.962/16-12-1994 TR DT: 10-09-2016 | 1037.00 | Land ownership in favour of TNUHDB. |
| Peravallur | 19 | 3 | 248&251/1 | Arulmigu Selliamman Kovil & Thanthoniamman Kovil | ந.க.எண்.நி.ஆ.1(2)/11501/1997, Date:12.09.21 | 1942.51 | Land cost paid (copy enclosed). Name transfer in favour of TNUHDB is under process. |
| | | | | | **Total** | **2979.51** | |
| | | | | | As per drawing | 2911.45 | |
| | | | | | As per Site | 2912.48 | |
| | | | | | As per Superimposed (Least) | **2708.26** | |

/TRUE COPY/

SP/TNUHDB.

**BY REGISTERED POST WITH ACK. DUE**

**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)/317/2023, Dated: 30.11.2023**

To

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

Rajakhotham

Sir,

Sub: CMDA – Area Plans Unit – HRB (North) Division – Planning Clearance Application for the proposed construction of Stilt Floor + 9 Floors High Rise Residential building with 162 EWS Tenements (1 unit as refuge area) and ICDS & Shop in Stilt Floor (after demolition of Existing Residential Tenements) at Paper Mills Road, Chennai, comprised in Old S.No.251/2, T.S.No.1, Block No.33 and Old S.No.248,251/1,T.S.No.3 (part), Block No. 19 of Peravallur Village, Perambur 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 Application received on 02.05.2023.
2. G.O.(Ms) No. 167 H & UD (UD 5 (1) Dept., dated 12.09.2022.
3. Government Order in G.O.(Ms) NO. 65 H & UD (UD I) Department dated 21.04.2022.
4. This office letter even no. dt. 22.05.2023 addressed to the applicant.
5. NOC issued by AAI vide No:CHEN/SOUTH/B/081723/777050 dated 29.08.2023.
6. NOC issued by DF&RS vide No: R.Dis.No.12411/C1/2023 PP NOC No. 146/2023 dated 11.09.203.
7. Agenda and Minutes of 270th MSB Panel meeting held on 22.05.2023.
8. Government Order issued in G.O.(Ms) No. 69, H&UD (UD-1) Department dt.03.07.2023.
9. This office Letter even no. dated 22.08.2023 addressed to Govt.
10. Applicant letter dated 23.08.2023 along with revised plan and particulars.
11. Govt., Letter (Ms) No.126 H&UD UD(I) Dept., Dated:13.09.2023.
12. Applicant letter dated 10.10.2023 along with particulars.
13. Structural Design Report Vetted & Approved by Dr.K.B Manikandan Ph.D(Structures) CUBE, IIT – Madras Research park, Chennai – 600 0113.

*****

The Planning Clearance Application for the proposed construction of Stilt Floor + 9 Floors High Rise Residential building with 162 EWS Tenements (1 unit as refuge area) and ICDS & Shop in Stilt Floor (after demolition of Existing Residential Tenements) at Paper

PA
TPS
pp. communicate to EE fm obtaing BP & RERA.
UM
22/12/23
SP

Mills Road, Chennai, comprised in Old S.No.251/2, T.S.No.1, Block No.33 and Old S.No.248,251/1,T.S.No.3 (part), Block No. 19 of Peravallur Village, Perambur Taluk 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 11th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by other Government Agencies in the references 5th & 6th cited.

**2. Applicant should furnish the remittance of sale consideration receipt to prove Ownership right over the property in favor of TNUHDB before commencement of the construction.**

3. Compound wall to be constructed leaving the street alignment portion of 278.88 sq., shown in the approved plan and when the road is widened in street alignment, that portions should be surrendered to the local body as per the reference 2nd cited.

4. The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS and AAI. The applicant has furnished an undertaking to abide by the terms and conditions put forth in the NOCs in the reference 10th cited.

5. 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.

6. 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 also furnished Structural Design Report Vetted & Approved by Dr.K.B Manikandan Ph.D(Structures) CUBE, IIT – Madras Research park, Chennai – 600 0113.**

7. (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.

8. 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.

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

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

11. 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.

**12. 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.**

**13.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.**

**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 plans for the proposal is approved and numbered as Planning Clearance No **PC/HRB/06 (A to F)/2023,** dated **30.11.2023** are sent herewith.

**17. 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.**

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

19. 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,

30/11/2023

For **MEMBER-SECRETARY**

30/11/23

**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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