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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(S)/308/2023 **Dated:28.12.2023**

To

The Commissioner,
Greater Chennai Corporation,
Chennai 600 003.

Sir,

Sub: CMDA – APU – MSB (South) Division –Planning Clearance Application for theconstruction of Stilt floor + 9 floors – Residential tenements with 251 Dwelling units at R.S. No. **1821**/1(Part), **1816**/1(Part), Block No. 37 of **Mylapore village**, Canal Road, Chennaiwithin the limits of Greater Chennai Corporation applied by the Principal Secretary to Government, H&UD Department on behalf of **TNUHDB**- Approved and forwarded to local body for issue of building license - Regarding.

Ref:
1. Planning Clearance Application received in C3(S)/308/2023 dt.02.05.2023.
2. This office letter even No. dated 17.05.2023, addressed to Government.
3. This office letter even No. dated 14.08.2023, addressed to TNUHDB.
4. G.O.(3D) No. 22, H&UD (UD V (1)) Department dt.20.07.2023
5. AAI NOC received in letter No.CHEN/SOUTH/B/090723/786342; Dated 11.09.2023.
6. TNUHDB letter No. TNUHDB/SP/7141/2020; Dated 08.12.2023, enclosing one set of revised plans and undertaking deed
7. DF&RS NOC Letter R.Dis. No. 14671/C1/2023, PP NOC No. 164/2023 dt.25.09.2023.

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PA(S)/TPS

Pl. put up draft to EE for Bhtang BP & RERA

UM 5/2/24 SP

The Principal Secretary to Government, H&UD Department on behalf of **TNUHDB**has submitted Planning Clearance Application for theconstruction of Stilt floor + 9 floors – Residential tenements with 251 Dwelling units at R.S. No. **1821**/1(Part), **1816**/1(Part), Block No. 37 of **Mylapore village**, Canal Road, Chennaiwithin the limits of Greater Chennai Corporation has been examined and the Planning Clearance Application has been forwarded

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to Government with a request to pass suitable orders on the abutting road width violation and Excess FSI violation. The Government after careful examination have decided to accept the recommendation of the Appeal Committee and allow the proposal of Member Secretary, CMDA and issued G.O.(3D) No. 22, H&UD (UD V (1)) Department dt.20.07.2023; relaxing the Rule No.39(3) A of TNCDBR-2019 relating to Minimum Road width requirement violation, to relax and consider the excess FSIarea as per premium FSI area permissible for Affordable Housing Project under rule No.39(23) of TNCDBR-2029. Based on the G.O.(3D) No. 22, H&UD (UD V (1)) Department dt.20.07.2023, the Planning Clearance is issued; subject to the usual conditions put forth by CMDA and including compliance of conditions imposed by the Government agencies in the reference 5th&7th cited and subject to the conditions.

(i) the Structural Design Report vetted by PWD to be obtained before commencement and inform the same to CMDA.

(ii) The DF&RS has issued NOC in DF&RS NOC Letter R. Dis. No. 14671/C1/2023, PP NOC No. 164/2023 dt.25.09.2023with certain conditions. These conditions are to be complied, while constructing the building and necessary compliance certificate has to be obtained from DF&RS.

2.The applicant has to comply with all the conditions stipulated in the NOCs issued by theDF&RS, AAI. The applicant has furnished an undertaking to abide by the terms and conditions put forth in the NOCs in the reference 5th cited.

3. The Promoter has to submit the necessary 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 for the purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 10 (ten) 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 and enforcement action will be taken against such development.

4. 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

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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 considers only the aspect 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. All other statuary clearance as applicable to this project shall be obtained by the project proponent from the competent authority.

5. The Planning Permission holder 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.

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

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

8. 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.

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

10. 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.

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

12. 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.

13. 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 regard the applicant has furnished an undertaking.

14. 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.

15. Two sets plan for the proposed development is approved and numbered as PC/HRB/09/A to D/2023,dated:28/12/2023

16. This approval is not final. The applicant has to approach the Commissioner, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

Yours faithfully,

28.12.2023

For Member-Secretary

28/12/23

Encl :

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

Copy to:

1. The Principal Secretary to Government, H&UD Department
   Submitted PCA on behalf of **TNUHDB**
   No.5, KamarajarSalai,
   Chennai – 600 005.

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2. **The Deputy Planner,**
   Enforcement Cell (South),
   CMDA, Chennai 600008.
   (With one set of approved plans)
3. **The Director of Fire & Rescue Service**
   No.1, Greams Road, Chennai-600 006.
   (With one set of approved plans)
4. **The Additional Commissioner of Police (Traffic),**
   Greater Chennai,
   Vepery, Chennai – 600007.
5. **The Managing Director, CMWSSB,**
   No.75, Santhome High Road,
   MRC Nagar, R.A.Puram, Chennai - 600028
   (With one set of approved plans)
6. **The Chief Engineer,**
   TNEB, Chennai – 600002.
7. **The Commissioner of Income Tax**
   No.108, Mahatma Gandhi Road,
   Nungambakkam, Chennai – 600034.
8. **The Chairperson,**
   Tamil Nadu Real Estate Regulatory Authority,
   No.1A, Gandhi Irwin Bridge Road,
   Egmore, Chennai 600008.
   (With one set of approved plans)
9. **Tmt.B.SathiyaPraba**(Architect)
   CMDA Registered Engineer No. RE/GR-I/19/09/293
   Tamil Nadu Urban Habitat Development Board (TNUHDB)
   No.5, KamarajarSalai, Chennai – 600 005.
10. Structural Engineer
    Executive Engineer, TNUHDB
    CMDA Registration No. SE/GR-I/2020/07/273
    No.5, KamarajarSalai, Chennai – 600 005.

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Property Documentation & Workflow Tools

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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