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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/0370/2024** Date : 26/09/2024

To

The Commissioner,

St.Thomas Mount Panchayat Union,

Chitlapakkam, Chennai -600064.

Sir,

Sub: CMDA-Area plans Unit - High-rise Building(South) – The Planning Permission for the proposed construction of High Rise with Basement Floor (part) + Stilt floor (for Parking) + 10th Floor affordable housing residential building with 100 dwelling units + + 11th floor part (Table Tennis room, Indoor Games, Gym & Spa), at Gandhi Nagar 3rd cross street, Perumbakkam, Chennai –100. Comprised in old S.No.310/2A3, 310/2B, 310/3, 311/1 & 311/1B, as per patta new S.No: 310/2A3A, 310/2B1, 310/3B, 311/1A, 311/1B1 & 311/1B2 of Perumbakkam village, Tambaram Taluk, Chengalpattu District, within the limits of St.Thomas Mount Panchayat Union - Approved and forwarded to Local Body for issue of Building Permit - Reg

Ref:

1. Planning Permission Application received in SBC No. CMDA/PP/HRB/S/0370/2024 on 22.05.2024.
2. The applicant letter dated 22.05.2024.
3. This office letter even no dt.24.05.2024 addressed to the DF&RS
4. Minutes of the 276th MSB Panel meeting held on 28.05.2024.
5. Revised plan /Particulars received through online dated 25.06.2024
6. NOC issued by AAI in NOC ID: For: CHEN/SOUTH/B/060324/1054543, dated 24.06.2024 with permitted top elevation of 122.13 sq.m(126m-3.87m)
7. NOC issued by DF&RS vide letter no. R.Dis.NO.9099/C1/204, R.Dis.No.9393/C1/2024 PP NOC NO.112/2024 dated 03.07.2024
8. This office letter even no dt.05.07.2024 addressed to the Govt.
9. Govt letter received vide Letter (Ms) No.156 H & UD (UD I) Dept. dated 30.08.2024.
10. Applicant furnished revised plan dated 21.08.2024 along with particulars through online
11. Structural drawing & design vetted by Superintending Engineer.P.W.D., Planning and Design Circle, Chepauk, Chennai-5.dt.04.09.2024
12. Demand for the remittance of DC & other charges sent in letter dated;19.09.2024
13. DC and other charges remitted vide Receipt No.CMDA/PP/Ch/15771/2024 dated 21.09.2023

Planning Permission for the proposed construction of High Rise with Basement Floor (part) + Stilt floor (for Parking) + 10th Floor affordable housing residential building with 100 dwelling units + + 11th floor part (Table Tennis room, Indoor Games, Gym & Spa), at Gandhi Nagar 3rd cross street, Perumbakkam, Chennai –100. Comprised in old S.No.310/2A3, 310/2B, 310/3, 311/1 & 311/1B, as per patta new S.No: 310/2A3A, 310/2B1, 310/3B, 311/1A, 311/1B1 & 311/1B2 of Perumbakkam village, Tambaram Taluk, Chengalpattu District, within the limits of St.Thomas Mount Panchayat Union applied by M/s URBANDO HOUSING LLP Represented by its Managing partner's Mr.Bharath Kumar Venkatesan, Mr. Mukesh Kumar Jain and GPA/POA of Virgo Properties Pvt Ltd.,has been examined and Planning Permission is issued based on the orders of Government letter in the reference 9th cited subject to the usual conditions put-forth by CMDA including compliance of conditions imposed by other Government Agencies in the references 6th & 7th cited above.

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.27,026.00	CMDA/PP/Ch/14281/2024 & dt. : 21 May, 2024
II	Scrutiny Fees	Rs.13,082.00	CMDA/PP/Ch/14758/2024 & dt. : 25 June, 2024
III	Scrutiny Fees	Rs.5,389.00	CMDA/PP/Ch/15457/2024 & dt. : 21 August, 2024
IV	Balance Scrutiny Fees	Rs.7,000.00	CMDA/PP/Ch/15771/2024 & dt. : 21 September, 2024
V	Development charges for land per Sq. m.	Rs.23,000.00	CMDA/PP/Ch/15771/2024 & dt. : 21 September, 2024
VI	Development charges for building per Sq. m.	Rs.1,72,000.00	CMDA/PP/Ch/15771/2024 & dt. : 21 September, 2024
VII	Regularisation charge for land	Rs.4,15,000.00	CMDA/PP/Ch/15771/2024 & dt. : 21 September, 2024
VIII	OSR Charges	Rs.74,27,000.00	CMDA/PP/Ch/15771/2024 & dt. : 21 September, 2024
IX	Security Deposit for Building	Rs.25,45,000.00	CMDA/PP/Ch/15771/2024 & dt. : 21 September, 2024
X	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/15771/2024 & dt. : 21 September, 2024
XI	I & A Charge	Rs.42,97,000.00	CMDA/PP/Ch/15771/2024 & dt. : 21 September, 2024
XII	Security Deposit for Septic Tank / STP	Rs.1,00,000.00	CMDA/PP/Ch/15771/2024 & dt. : 21 September, 2024
XIII	Shelter Charges	Rs.27,30,000.00	CMDA/PP/Ch/15771/2024 & dt. : 21 September, 2024
XIV	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/15771/2024 & dt. : 21 September, 2024

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/0028/2024** dated **26/09/2024** in **Permit No. OL-01293** are sent herewith. The Planning Permission is valid for the period from **26/09/2024 to 25/09/2032**

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 Rural Panchayatis 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.

13.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.

14.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.

15.The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS & AAI. In this regard, the applicant has also furnished an undertaking in the reference 9th cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS & AAI .

16.The applicant has furnished Structural design & drawing for the proposed building vetted by Structural drawing & design vetted by Superintending Engineer.P.W.D., Planning and Design Circle, Chepauk, Chennai-5.dt.04.09.2024 in the reference 11th cited.

17.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.

18. 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.

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

20. 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.

21. 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.

22 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.

Yours faithfully,

Name: S Sundraraj

Designation: Assistant Planner

Date: 26 September, 2024

For

Member Secretary

CMDA

Encl :

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

Copy To:

1. M/s URBANDO HOUSING LLP Represented by its Managing partner's Mr.Bharath Kumar Venkatesan,
Mr. Mukesh Kumar Jain and GPA/POA of Virgo Properties Pvt Ltd.
NO 45, Chona Centre, College Road,
Nungambakkam, Chennai-600 006

2.The Deputy Planner,
Enforcement cell,
CMDA, Chennai - 600008
(With one set of approved plans)

3.The Director of Fire & Rescue Service P.B.No.776,
Egmore, Chennai-8. (With one set of approved plans)

4.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)

5.The Member Appropriate Authority,
108, Uthamar Gandhi Salai,
Nungambakkam, Chennai- 600034.

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

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

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

9.Thiru.K.M.Hemachandar, B.Arch.,
COA.Reg. No. CA/2018/95813,
Corporation Reg.No. RA00300202,
No.83, Flat No.1, Palms By Agni
1st Avenue, Indra Nagar,
Adyar, Chennai- 600 020.
Mob : 9840087115.
E-mail: archemposure@gmail.com

10.Thiru.C.Kannan, B.E., M.E., (Structural)
CMDA Reg. No: SE/I/2024/2/0047
No. 21,4th Main Road, Indira Nagar,
Chennai- 600 020.
Phone No: 044-22350711
Mob : 9841249815
E-mail: kannankds2007@gmail.com

11.Thiru.Dr. C.Venkata Prasad.,
Registered Geotechnical Engineer,
Geo Marine Consultants (P) Ltd.,
CMDA Reg No.: GTE/2024/03/003,
#11, 2nd Main Road, Kannappa Nagar Ext.,Kottivakkam, Chennai – 600 041.
Email: drcvp@geomarineindia.com
Mob:9444026189.

12.Thiru M.Singaraj.,
Registered Construction Engineer
Reg. No : CE/2021/06/931
T-1,3rd Floor, Chona Center, No.45,
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Chennai- 600 006.
Mobile: 9150004790
E-mail: singarajprince@gmail.com



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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