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AND/Plg/869/18

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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natara jan 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)/296/2020 **Dated: 08.10.2021**

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

Sir,

Sub: CMDA – Area Plans Unit – High Rise Building (North) Division – Planning Permission Application for the proposed construction of **High Rise** Group Development for Commercial cum Residential use Building consisting **Block - 1 & 2:** Extended & Combined Double Basement floor over & above each block with Stilt floor + 19 Floors for Residential use with 152 Dwelling units in each block (Totally **304** Dwelling units) and **Block - 3**: Extended & Double Basement floor + Ground floor + 11 floors – Commercial (Office) Building, at Old S.Nos. **249**/1, 2, 3, 5, **250**/1, 2, 3, 4, 5, 6, **251**, **252**/2A, T.S.No.**2/1**, Block No. 4 of **Arumbakkam Village**, Aminjikarai Taluk, Poonamallee High Road, Chennai. Within the limits of Greater Chennai Corporation, applied by **The Executive Engineer & ADO** Tamil Nadu Housing Board, Anna Nagar Division – Approved - Reg.

8/10/2021.

Ref:
1. Planning Permission Application received in SCB No. CMDA/PP/HRB/N/0296/2020 dt.03.06.2020.
2. Agenda and Minutes of 256th MSB Panel meeting held on 24.06.2020.
3. AAI NOC received in NOC ID: CHEN/SOUTH/B/061320/ 467308 dt.26.06.2020 valid upto 24.06.2020 (Requested Height: 95.95m).
4. This office letter even No. dt. 01.07.2020.
5. Applicant letter dt. 31.07.2020.
6. This office letter even No. dt.07.08.2020 addressed to the Government.
7. Government Letter (Ms) No. 124, H&UD Department dt.19.08.2020.
8. Applicant Letter No. AND/Plg/869/2018 dt.21.09.2020 & 26.09.2020 enclosing revised plans and other required particulars.
9. Deputy Director, District Survey Department Letter No. E1/2333/2020 dt.11.09.2020 enclosing FMB Sketch for T.S. No. 2, Block No. 4 of Arumbakkam village.
10. Minutes of Meeting taken by Chief Secretary to Government of Tamil Nadu on 08.09.2020.
11. Applicant letter dt. 21.09.2020, 26.09.2020 & 01.10.2020.

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Thirumangalam, Chennai-600

12. NOC received from PWD in letter No. DB/T5(3)/F-NOC-Arumbakkam/ 2020 dt.03.10.2020 received on 06.10.2020.
13. Applicant letter dt. 05.10.2020.
14. This office letter even no. dt. 09.10.2020 addressed to the Police (Traffic) and DF&RS.
15. This office DC advise issued in letter even No. dt. 08.10.2020.
16. Applicant letter No. AND/Plg/869/2018 dt.14.10.2020 along with receipt of remittance of DC charges.
17. Letter Rc. No. Tr./Licence/637/11968/2020, dt. 01.10.2020 from the Addl. Commissioner of Police(Traffic)
18. Applicant letter No. AND/Plg/869/2018 dt.18.11.2020 along with certain particulars.
19. This office letter even no. dated 22.01.2021.
20. The applicant letter dated 29.01.2021 received on 04.02.2021 and another letter dated 22.02.2021 along with revised plan & particulars.
21. EIA clearance issued in letter No.SEIAA-TN/F.No.7627/EC/8(a)/739/2020 Dt.23.01.2021.
22. NOC from DF & RS issued in letter R.Dis.No.16044/C1/2020 – PP.NOC.No.24/2021, dt. 26.02.2021.
23. NOC from Police (Traffic) issued in letter Rc. No. Tr./License/183/5026/2021, dt. 30.03.2021.
24. The applicant letter dated 05.05.2021, 30.06.2021 and another letter dated 05.07.2021 along with legal opinion, revised plan & particulars.
25. The applicant letter dated 22.07.2021 and another letter dated 09.08.2021 along with particulars.
26. This office letter even no dt.31.08.2021.
27. The applicant letter dt. 02.09.2021, 09.09.2021, 24.09.2021 & 30.09.2021.
28. This office letter even no dt.01.10.2021 addressed to SRO, Kodamabakkam.
29. The applicant letter dt. 04.10.2021, 05.10.2021 & 07.10.2021.
30. Gift deed for OSR area executed vide Gift deed doc. no. 3646/2021 dt.05.102021.

The Planning Permission Application received in the reference 1st cited for the proposed construction of **High Rise** Group Development for Commercial cum Residential use Building consisting **Block - 1 & 2:** Extended & Combined Double Basement floor over & above each block with Stilt floor + 19 Floors for Residential use with 152 Dwelling units in each block (Totally **304** Dwelling units) and **Block - 3**: Extended & Double Basement floor + Ground floor + 11 floors – Commercial (Office) Building, at Old S.Nos. **249**/1, 2, 3, 5, **250**/1, 2, 3, 4, 5, 6, **251**, **252**/2A, T.S.No.**2/1**, Block No. 4 of **Arumbakkam Village**, Aminjikarai Taluk, Poonamallee High Road, Chennai. Within the limits of Greater Chennai Corporation, applied by **The Executive Engineer & ADO** Tamil Nadu Housing Board, Anna Nagar Division has been examined and Planning Permission is issued based on the Government Order issued in the reference 7th cited subject to the usual

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Thirumangalam, Chennai-600 101.

conditions put-forth by CMDA including compliance of conditions listed by other Government Agencies in the references 3rd , 12th , 21st , 22nd & 23rd cited above.

2. The applicant has remitted the following charges vide receipt no. **B0017573** dt. 15.10.2020 in the reference 16th cited:

i)	Development charges	**Rs.30,00,000/-** (Rupees Thirty Lakhs only)
ii)	Balance Scrutiny Fee	**Rs.15,000/-** (Rupees Fifteen thousand only)
iii)	Infrastructure & Amenities Charges	**Rs.5,85,00,000/-** (Rupees Five Crore and Eighty Five Lakhs only)
iv)	Shelter Charges	**Rs.12,18,50,000/-** (Rupees Twelve Crore and Eighteen Lakh and Fifty Thousand only)
v)	MIDC	**Rs. 2,48,25,000/-** (Rupees Two Crore and forty Eight Lakhs and Twenty Five Thousand only)
vi)	Flag day Contribution	**Rs. 500/-** (Rupees Five Hundred only)

3. The applicant has to comply with all the conditions stipulated in the NOCs/revised NOCs issued by the Police (Traffic), DF&RS, AAI, PWD and Environmental Clearance. In this regard, the applicant has also furnished an undertaking in the reference 29th 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, PWD and 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

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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 drawing for the proposed building vetted by the Professor, Anna University dt. 16.04.2021 in the reference 29th cited.

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 Litres per person per day for each bath room and kitchen subject to the condition that

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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. 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.

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. The applicant/TNHB has furnished Undertaking in Rs.20/- stamp paper for the vacate the Batching plant and demarcate the OSR boundary and also assure that the OSR will be handed over to GCC before completion of the project without any structure.

16. Two sets of plan for the proposal is approved and numbered as Planning Permission **No. C/PP/MSB/57 (A to U)/2021,** dated. **08.10.2021** in **Permit No. 14509** are sent herewith. The Planning Permission is valid for the period from **08.10.2021** to **07.10.2026.**

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,

08/10/2021

for **MEMBER-SECRETARY**

EXECUTIVE ENGINEER & ADC 08/10/21
ANNA NAGAR DIVISION
Tamil Nadu Housing Board
Thirumangalam, Chennai-600 101.

Encl :

1. Two copies approved plan
2. Two copies of Planning Permission
3. Copy of Govt., letter in the reference 7th cited.

Copy To:

1. **The Executive Engineer,**
   Tamil Nadu Housing Board,
   Anna Nagar Division, TNHB Complex Building,
   Thirumangalam, Chennai – 40.
   (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. **Thiru. Eniyavan S.R.**
   Architect RA/GR-I/19/10/365
   No.13, Flat – A, Innovative Apartment,
   Thai Moogambigai Street, Valasaravakkam, Chennai – 600 087.
   Mobile No. +91 9884484148; e-mail ID : eniyavansr@gmail.com
9. **Thiru. P.K.Chandru., M.E.(Structures)**
   Structural Engineer, SE/GR-I/19/04/092
   No.15/17, Nallanna Street,
   Royapettah, Chennai – 600 014.

EXECUTIVE ENGINEER & ADO
ANNA NAGAR DIVISION
Tamil Nadu Housing Board
Thirumangalam, Chennai-600 101

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

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Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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