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Approval letter

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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. CMDA/PP/HRB/N/0306/2022, Dated: 31.05.2023

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 Residential Building with Extended Basement Floor (Parking) + Stilt Floor (Parking) + 10 Floors + 11th Floor part Residential building with 63 dwellings units at Old S.Nos.613/2C & 610B/2B, T.S.Nos.110/9 & 111/21, Block No 19, Ward - E of Korattur village Ambathur Taluk within the limits of Greater Chennai Corporation limit, applied by **Thiru N.Rajendran and Thiru S.Anbazhagan (GPA Holders)** – Approved - Reg.

Ref:
1. Planning Permission Application received in SBC No. CMDA/PP/HRB/N/0306/2022 dated 16.06.2022.
2. This office letter even no. dated 27.06.2022 addressed to DF & RS and Additional Commissioner of Police (Traffic), Vepery.
3. The applicant letter dated 05.07.2022 and 07.07.2022
4. This office letter even no. dated 27.06.2022 addressed to Commissioner of Police, Avadi Commissionerate.
5. This office letter even no. dated 16.08.2022 addressed the applicant.
6. Police (Traffic) NOC received in letter Rc. No. Tr./License/15190/2022 dated 16.08.2022 from The Addl. Commissioner of police, Traffic, Vepery.
7. Applicant letter dated 26.08.2022 along with particulars.
8. This office letter even no. dated 27.08.2022 addressed to DF & RS.
9. AAI NOC vide Letter No. CHEN/SOUTH/B/073022/687609 dated 11.09.2030 for permissible height of 90m (Top elevation 100.97m – AMSL 10.97m);
10. Minutes of the 267th MSB Panel meeting held on 17.10.22.
11. This office letter even no. dated 01.11.2022 addressed to the applicant.
12. The applicant letter dated 02.11.2022 enclosing revised plan & particulars.

13. Minutes of the 5th HRB Committee meeting held on 03.11.2022.
14. NOC from DF & RS in letter R.Dis.No.15235/C1/2022 - PP. NOC. No.147/2022, dated 18.11.2022.
15. The applicant letter received dt.29.11.2022.
16. CMWSSB NOC issued in Letter No. CMWSSB/O&M II/WT&T/RO I/2021, dated.23.03.2021
17. This office letter even no. dated 05.12.2022 addressed to the applicant.
18. The applicant letter dt.08.12.2022 received on 09.12.2022.
19. The applicant letter dt.22.12.2022 received on 26.12.2022.
20. NOC issued by the WRD in Letter no. DB /T5 (3)/ F-011979/NOC-Korattur village /2022/ dt.16.12.2022 on inundation point of view.
21. This office Development Charge advice letter even no. dated 09.02.2023.
22. Applicant in letter dated 02.03.2023 enclosing receipt for remittance of DC & Other charges & Undertakings.
23. Applicant in letter dated 25.05.2023 enclosing Structural design vetted by PWD dated 23.05.2023 and revised plans.

The Planning Permission Application received in the reference 1st cited for the proposed construction of High Rise Residential Building with Extended Basement Floor (Parking) + Stilt Floor (Parking) + 10 Floors + 11th Floor part Residential building with 63 dwellings units at Old S.Nos.613/2C & 610B/2B, T.S.Nos.110/9 & 111/21, Block No 19, Ward - E of Korattur village Ambathur Taluk within the limits of Greater Chennai Corporation limit, applied by **Thiru N.Rajendran and Thiru S.Anbazhagan (GPA Holders)** has been examined and Planning Permission is issued based on the orders of the HRB Committee Meeting in the reference 13th cited, subject to the usual conditions put-forth by CMDA including compliance of conditions listed by other Government Agencies in the references 6th, 9th , 14th , 16th and 20th cited.

2. The applicant has remitted the following charges vide receipt no. **B0022988** dt.24.02.2023 furnished in the reference 22nd cited:

i)	Development charges	**Rs.1,40,000/-** (Rupees One Lakh and Forty Thousand only)
ii)	Balance Scrutiny Fee	**Rs. 9,000/-** (Rupees Nine Thousand only)
iii)	Regularisation Charges	**Rs. 2,27,000/-** (Rupees Two Lakhs and Twenty Seven Thousand only)
iv)	I & A Charges	**Rs. 27,60,000/-** (Rupees Twenty-Seven Lakhs and Sixty Thousand only)
v)	Security Deposit for Building	**Rs. 18,58,000/-** (Rupees Eighteen Lakhs and Fifty Eight Thousand only)
vi)	Security Deposit for Display board	**Rs.10,000/-** (Rupees Ten Thousand only)

vii)	HIDC for CMWSSB	**Rs. 21,58,000/-** (Rupees Twenty One Lakhs and Fifty Eight Thousand only)
viii)	Shelter Fee	**Rs. 10,40,000/-** (Rupees Ten Lakhs and Forty Thousand only)
ix)	Premium FSI charge	**Rs. 10,10,000/-** (Rupees Ten Lakhs and Ten Thousand only)
x)	Flag day Contribution	**Rs.500/-** (Rupees Five Hundred only)

3. The applicant has to comply with all the conditions stipulated in the NOC's issued by the Police (Traffic), DF&RS, AAI, CMWSSB and WRD. In this regard, the applicant has also furnished an undertaking in the reference 22nd 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, CMWSSB and WRD.

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.

Structural drawing vetted by PWD received 25.05.2023 from S.E, PWD in the reference 23rd cited.

7. 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.

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

15. 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.

16. 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.

17. Two sets of plans for the proposal is approved and numbered as Planning Permission **No. PP/HRB/16/2023/A to F,** dated **31.05.2023** in **Permit No.14595** are sent herewith. The Planning Permission is valid for the period from **31.05.2023** to **30.05.2031.**

18. 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.

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

20. 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,

31/05/23

for **MEMBER-SECRETARY**

31/5/23

Encl :

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

Copy To:

1. **Thiru N.Rajendran and Thiru S.Anbazhagan (GPA Holders)**
   AP.No 95, 1st Street, 1st Sector,
   K.K.Nagar, Chennai – 600078.
   (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 Commissioner of Police,
   Avadi Commissionerate, Avadi, Chennai – 600 054.
7. The Chief Engineer, TNEB, Chennai-2.
8. 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)
9. Thiru K.Cheralathan
   Reg.No: CA/95/18331
   13 Santhi Enclave, 25, Venkatakrishna Road,
   R.A. Puram, Chennai -600028.
   Mobile: 9841079430
   Email: cheral.ca@gmail.com
10. Thiru. N.Karikalan
    Reg.No: S.E/GR.1/19/03/012
    No.15, Flat-B, Sri Ayyan Illam, First Floor,
    First Street, Narasimman Nagar,
    Ramapuram, Chennai -89
    Mobile: 9894245633
    Email: nkarikalan1985@gmail.com
11. Tmt Vasanthi Padmanaban
    RegNo: GTE/19/04/016
    No.2/49, Bajanai Kovil Street,
    Koyembedu, Chennai-107.
    Mobile: 9444469824
    Email: chennaisoillab@gmail.com
12. Thiru A Arivazhagi D.C.E
    RegNo:CMDA/CE/2022/02/1017
    No.87/8, 1st street, 1st sector,
    K.K.Nagar, Chennai-78
    Mobile: 9445124561
    Email:a.arivazhagi@gmail.com



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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