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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.C3(N)/18726/2022, Dated:28.07.2023

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

Vembuliamman Sail street
PC.

Sir,

Sub: CMDA – Area Plans Unit – HRB (North) Division – Planning Permission Application forthe Proposed Redevelopment of Single Block with Stilt Floor + 9 Floors High Rise Residential building with 189 EWS Tenements(1 Dwelling unit used for refuge area at 7th floor) abutting Harrington Road, Chetpet, Chennai, comprised at T.S.No.238part, Block No. 16, Egmore Village, Greater Chennai Corporation, applied by Tamil Nadu Urban Habitat Development Board, represented by ThiruS.Sudalaimuthukumar, Executive Engineer – Approved – Reg.

Ref:
1. PPA received in C3(N)/18726/2022 dated 19.12.2022
2. Earlier Planning Permission obtained vide File No.PP/NHRB/N/330/2020 dated 30.07.2020 Permit No 13592 B/NHRB/223 A&B/2020 dated 30.07.2020.
3. G.O.(Ms.) No.65 H & UD [UD-1] Dept. dated 21.04.2022 issued by the Government delegating powers to CMDA for issuing Planning Permission for High Rise Building developments.
4. G.O.(Ms) No. 167 H & UD [(UD5(1)] Department dated 12.09.2022.
5. This office letter even no. dated 29.12.2022 addressed to the DF & RS and Police (Traffic).
6. NOC from DF & RS in Letter R.Dis.No.11/C1/2023 – PP. NOC. No. 14/2023, dated 30.01.2023
7. Minutes of the 269th MSB Panel meeting held on 08.02.2023.
8. This office DC advice letter even no. dated 06.03.2023 to the applicant.
9. Applicant letter dated 10.04.2023 enclosing receipt for remittance of DC charges and another letter dt. 11.07.2023 enclosing particulars.
10. NOC from AAI vide CHEN/SOUTH/B/041323/752215 dated 08.05.2023.
11. Structural drawings signed by the structural engineer R.Balamourougane and vetted by Dr.P.Alagusundaramoorthy Professor IIT-M dt.14.03.2023

*****

ACS)/TPS.
P.communicate to EE fm SP & RERA.

UM 31/7/23 SP

The Planning Permission Application for the Proposed Redevelopment of Single Block with Stilt Floor + 9 Floors High Rise Residential building with 189 EWS Tenements(1 Dwelling unit used for refuge area at 7th floor) abutting Harrington Road, Chetpet, Chennai, comprised at T.S.No.238part, Block No. 16, EgmoreVillage, Greater Chennai Corporation, applied by Tamil Nadu Urban Habitat Development Board, represented by

ThiruS.Sudalaimuthukumar, Executive Engineerhas been examined and Plan Permission is issued based on the Government orders issued in the reference 2nd&3rd citec subject to the usual conditions put-forth by CMDA including compliance of conditions listed by other Government Agencies in the references6th&10thcited.

2.The applicant has remitted the following chargesin the reference 9thcitedvide **Receipt No. B0023218, dt. 10.04.2023**. The details of DC & Other charges remitted by the applicant areas follows:

Sl.No	Description of Charges	Amount to be remitted
i)	Development Charges	**Rs. 37,000/-** (Rupees Thirty-Seven Thousand only)
ii)	MIDC Charge	**Rs. 7,78,000/-** (Rupees Seven Lakhs and Seventy Eighty Thousand only)
iii)	Flag day contribution **(By cash)**	**Rs. 500/-** (Rupees Five Hundred only)

3. The applicant has to comply with all the conditions stipulated in the NOCs issued by theDF&RS and AAI. In this regard, the applicant has also furnished an undertaking to abide by the terms and conditions put forth by CMDA and for the conditions put forth byDF&RS and AAI.

4. The Promoter has to submit the necessary sanitary application directly to Local Body 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 /

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 drawings signed by the Structural Engineer R.Balamourougane and vetted by Dr.P.Alagusundaramoorthy Professor IIT-M dt.14.03.2023in the reference 11thcited.

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 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 Litresper 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.

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

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 Permission No **PP/HRB/23/2023/A to C,** dated **28.07.2023**in **Permit No. 15602** are sent herewith. The Planning Permission is valid for the period from **28.07.2023** to **27.07.2031.**

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.

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,

31/07/2023

For **MEMBER-SECRETARY**

31/7/23

Encl:

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

Copy to:

1. **The Chief Engineer,**
   Tamil Nadu Slum Clearance Board,
   No. 5, Kamarajar Salai, Chennai – 600 005.

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)

8. **TmtB.SathiyaPraba,(Registered Engineer)**
Regd.No RE/GR-1/19/09/293
No.5,Kamarajar Salai,
Chennai-600 005.
Mobile No: 96771 17034
Email:sptnnhdb@gmail.com

9. **ThiruR.Balamourougane**M.Tech., FIA
Structure.,FIV.,MISE.,MISSE.,MIBC.,MINSDAG,MISTE., Centre for Urbanization,
Buildings & Environment IIT Madras Research Park, Chennai- 600 113.
(Structural Engineer) Regd.No SE/GR-1/2022/07/328.
Mobile No: 99942 96300Email:office@cubeiitm.org

10. **ThiruP.VeeraVanchinathan (Geotechnical engineer)**
No.5,Kamarajar Salai,
Chennai-600 005.
Regd.No GTE/2020/08/045.
Mobile No: 98418 98148
Email:vanchiengg@gmail.com

11. **ThiruA.Sethumadhavan, AE,**
TNUHDB,
Division-III, T.P.Chatram.
Mobile No: 63817 28841



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Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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