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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/0865/2023** Date : 14/10/2024

To

The Commissioner,

Greater Chennai Corporation,

Chennai - 600 003.

Sir,

Sub: CMDA-Area Plans Unit - High-Rise Building(South) – The Planning Permission Application submitted for the proposed construction of High Rise Residential cum Commercial Building with 36.0m height consisting of Extended Basement Floor (Meant for parking) + Stilt Floor (Meant for parking) + 11 Floors (Office room & Association Room at 1st Floor, Association Room at 2nd Floor, Party Terrace at 4th Floor, Indoor Games at 6th Floor, Childrens Play area at 8th Floor, Gym at 10th Floor and Open Swimming Pool at Terrace Floor) – 88 dwelling units, at Plot No. P.P.6, abutting TNHB Main Road, Neighbourhood Scheme Phase-III, TNHB Block No. 6, Sholinganallur, Chennai -600 119. Comprised in Survey No. 347/1B2, 1C2, 1D2, 1E2, 2A2, 2B2, 348/3B2, 3C, & 4B of Sholinganallur Village, Within the limits of Greater Chennai Corporation applied by M/s Ankur Foundations Pvt. Ltd., represented by its Director Siddharth Maher - 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/0865/2023, dated 20.12.2023.
2. IAF NOC in AFSTAM/4009/5/ATS(BM-II) dated 06.10.2023.
3. AAI NOC in CHEN/SOUTH/B/090623/786292 dated 06.11.2023 valid upto 05.11.2031
4. DF&RS NOC issued in R.Dis.No.17196/C1/2023, PP.NOC. NO.183/2023 dated 20.11.2023.
5. Minutes of 274th MSB Panel meeting held on 01.02.2024.
6. This office letter even No. dated 08.02.2024 addressed to the Government.
7. Government Letter (Ms) No.88, H&UD-1/2024 dated 15.03.2024.
8. WRD NOC on inundation point of view in letter No.DB/T5(3)/01048/F-NOC-1048 Sholinganallur Village 03029/2024 dated 26.04.2024.
9. Structural drawing vetted by SE, PWD dated 14.05.2024.
10. This office online DC advice letter dated 11.07.2024.
11. DC remittance recipt dated 12.08.2024.
12. TDR Division U.O.Note No.TDR/8474/2022 dated 28.08.2024 (Utilization of DRC No.109/2022 dated 01.12.2022.)
13.

The Planning Permission for the proposed construction of High Rise Residential cum Commercial Building with 36.0m height consisting of Extended Basement Floor (Meant for parking) + Stilt Floor (Meant for parking) + 11 Floors (Office room & Association Room at 1st Floor, Association Room at 2nd Floor, Party Terrace at 4th Floor, Indoor Games at 6th Floor, Childrens Play area at 8th Floor, Gym at 10th Floor and Open Swimming Pool at Terrace Floor) – 88 dwelling units, at Plot No. P.P.6, abutting TNHB Main Road, Neighbourhood Scheme Phase-III, TNHB Block No. 6, Sholinganallur, Chennai -600 119. Comprised in Survey No. 347/1B2, 1C2, 1D2, 1E2, 2A2, 2B2, 348/3B2, 3C, & 4B of Sholinganallur Village, Within the limits of Greater Chennai Corporation has been examined and Planning Permission is issued based on the Government

approval accorded in the reference 10th cited subject to the usual conditions put forth by CMDA in the reference 11th cited including compliance of conditions imposed by the Government agencies in the reference 2nd to 4th & 8th cited.

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.32,174.00	CMDA/PP/Ch/12698/2023 & dt. : 20 December, 2023
II	Scrutiny Fees	Rs.16,064.00	CMDA/PP/Ch/14501/2024 & dt. : 05 June, 2024
III	Balance Scrutiny Fees	Rs.11,000.00	CMDA/PP/Ch/14945/2024 & dt. : 12 August, 2024
IV	Development charges for land per Sq. m.	Rs.16,000.00	CMDA/PP/Ch/14945/2024 & dt. : 12 August, 2024
V	Development charges for building per Sq. m.	Rs.2,15,000.00	CMDA/PP/Ch/14945/2024 & dt. : 12 August, 2024
VI	Security Deposit for Building	Rs.30,80,000.00	CMDA/PP/Ch/14945/2024 & dt. : 12 August, 2024
VII	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/14945/2024 & dt. : 12 August, 2024
VIII	I & A Charge	Rs.47,85,000.00	CMDA/PP/Ch/14945/2024 & dt. : 12 August, 2024
IX	Shelter Charges	Rs.44,40,000.00	CMDA/PP/Ch/14945/2024 & dt. : 12 August, 2024
X	IDC - CMWSSB (For sewered area only)	Rs.42,80,000.00	CMDA/PP/Ch/14945/2024 & dt. : 12 August, 2024
XI	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/14945/2024 & dt. : 12 August, 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/0033/2024** dated **14/10/2024** in **Permit No. OL-01315** are sent herewith. The Planning Permission is valid for the period from **14/10/2024 to 13/10/2032**

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 Corporationis 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. TDR division U.O. Note No. TDR/8478/2022, a total amount of Premium FSI charges for Rs.4,04,00,000/- (Rupees Four Crore and Four Lakh only) is permitted to adjust after the utilization of DRC No.109/2022 dated 01.12.2022. Accordingly the Premium FSI charges to be paid by the applicant is Nil. DC advice was issued in online on 11.07.2024 and DRC adjusted on 25.08.2024. The applicant has remitted the interest for Premium FSI charges for Rs.6,37,545/- in receipt No.B0026076 dated 09.09.2024 requested by this office letter dated 05.09.2024..

14. 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.

15. 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.

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

17. The applicant has furnished Structural drawings and report vetted by PWD issued dated 14.05.2024 in the reference 9th cited.

18. 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.

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

20. 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.

21. 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.

22. 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.

Yours faithfully,

Name: S Sundraraj

Designation: Assistant Planner

Date: 14 October, 2024

For

Member Secretary

CMDA

Encl :

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

Copy To:

M/s. Ankur Foundations Pvt Ltd Rep by its Director Mr Siddharth Maher,
Door No.25, Plot No.25,
Barnaby Road, Kilpauk,
Chennai - 600 010.

The Deputy Planner,
Enforcement cell,
CMDA, Chennai - 600008.

The Director,
Director of Fire and Rescue Service,
No.17, Rukumani Laksmipathy Salai,
Egmore, Chennai-600 008.

The Chief Engineer,
CMWSSB, No. 1,
Pumping Station Road,

Chintadripet, Chennai - 600002.

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

The Chief Engineer,
TNEB, Chennai - 600 002.

The Chairperson,
Tamil Nadu Real Estate Regulatory Authority,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.

Thiru. Vikram Balakrishnaiah, Architect,
B14,Ragamalika Apartments, 1st Floor,
Jeevaratnam Nagar, Adyar,
Chennai - 600 020.

Thiru.C.Kannan, Structural Engineer,
Door No.21, 4th Main Road,
Indira Nagar, Chennai - 600 020.

K.Raji, Site Supervisor,
No.81, Vellala Street,
Ayanavaram, Chennai - 600 023.



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