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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/N/0622/2022** Date : 18/03/2024

To

The Commissioner,

Greater Chennai Corporation,

Ripon Buildings,

Chennai – 600 003.

Sir,

Sub: CMDA-Area plans Unit - High-rise Building(North) – The Planning Permission Application for revised proposal for the construction of High Rise Building for commercial cum residential building with Combined Double Basement Floor (Parking) + Stilt Floor(Parking) over and above 2 Towers each with 1st Floor (2 dwelling units, Shops – 3 Nos, Gym, Swimming Pool, Multipurpose Hall, Dining & Home Theatre) + 2nd& 3rd Floor (6 dwelling units & Shops – 3 Nos. in each floor) + 4th Floor to 17th Floor + 18th Floor(part) Residential buildings with 126 dwelling units at New Door No. 302/1 & 2, 304 (Old Door No. 152, 152/1 & 2) Purasawakkam High Road, Kilpauk, Chennai – 10 comprised in R.S.No.3048 (Old S.No.63), Block No.49 of Purasawakkam Village, within the limits of Greater Chennai Corporation - Approved and forwarded to Local Body for issue of Building Permit - Reg.

Ref:

1. Planning Permission Application received in SBC No. CMDA/PP/HRB/N/0622/2022 dated 29.10.2022.
2. Earlier Planning Permission issued based on the Govt. letter (Ms) no. 111 H & UD (UD-1) dept., dt. 31.07.2019 in Planning Permission No. C/PP/MSB/58 (A to I) /2021, Permit No. 14511, dated 01.12.2021.
3. NOC issued by AAI in NOC ID: CHEN/SOUTH/B/030519/376906 dt. 06.03.2019.
4. NOC issued by IAF in letter no. TAM/5218/1/ATC (PC-10/19) dt. 15.03.2019.
5. NOC from Police (Traffic) in Letter No. Tr./License/251/5763/2019 dt. 04.04.2019 was obtained for the earlier approval.
6. NOC from DF&RS in Letter R. Dis. No.4620/C1/2019 & R. Dis. No.4749/C1/2019 - PP. NOC. No.49/2019 dated 12.04.2019 for the earlier approval.
7. This office letter even no. dated 11.11.2022 addressed to the Police (Traffic), DF & RS and CMRL.
8. Minutes of the 268th MSB Panel meeting held on 24.11.22.
9. This office letter even no dt.09.12.2022.
10. Letter Rc. No.Tr./License/661/26010/2022, dated 13.01.2023 received from the Addl. Commissioner of Police (Traffic), Greater Chennai Police.
11. Amendment NOC for the revised proposal issued by DF&RS in Letter No. C1/18668/2022 dt.25.01.2023.
12. NOC from CMRL for the revised proposal issued in Letter No. CMRL/CON/DES/NOC/215/2021 dt. 06.02.2023.
13. The applicant letter received on 03.05.2023.
14. Environmental clearance (EC) for the revised proposal issued in Letter No. SEIAA-TN/F.No.9522 / EC / 8(a)/905/2022 dated08.02.2023.
15. Government Order in G.O.(Ms) No. 65 H & UD (UD I) Department dated 21.04.2022.
16. Government Order in G.O.(Ms) No. 69 H & UD (UD I) Department dated 03.07.2023.
17. This office letter even no dt.14.06.2023.

18. This office letter to Principal Secretary, H&UD in even No Dated: 14.07.2023

19. Government Letter No.1296/ UD-I/2023-1 H&UD Department dated 06.10.2023.

20. Applicant submitting the Structural drawing & design report vetted by PWD, dated 13.10.2023.

21. This office letter even no addressed to Govt. dt.30.10.2023.

22. Letter (Ms) No. 185 dt. 21.12.2023 received from the Housing and Urban Development Department.

23. This office D.C & other charges demand notice issued in letter even no dt.22.01.2024.

24. The applicant letter received dt.05.02.2024 and 23.02.2024.

25. DC and other charges remitted vide Receipt No.CMDA/PP/Ch/13003/2024 dated 03.02.2024.

26. This office letter even no dt.02.03.2024

The Planning Permission Application for revised proposal for the construction of High Rise Building for commercial cum residential building with Combined Double Basement Floor (Parking) + Stilt Floor(Parking) over and above 2 Towers each with 1st Floor (2 dwelling units, Shops – 3 Nos, Gym, Swimming Pool, Multipurpose Hall, Dining & Home Theatre) + 2nd& 3rd Floor (6 dwelling units & Shops – 3 Nos. in each floor) + 4th Floor to 17th Floor + 18th Floor(part) Residential buildings with 126 dwelling units at New Door No. 302/1 & 2, 304 (Old Door No. 152, 152/1 & 2) Purasawakkam High Road, Kilpauk, Chennai – 10 comprised in R.S.No.3048 (Old S.No.63), Block No.49 of Purasawakkam Village, within the limits of Greater Chennai Corporation applied by M/s. Rainbow Foundations Ltd. (GPA Holder for M/s. Abirami Theaters Private Ltd.) represented by its Managing Director Thiru. Gajaraj Jain has been examined and Planning Permission is issued based on the orders of Government letter in the reference 15th cited subject to the usual conditions put-forth by CMDA including compliance of conditions imposed by other Government Agencies in the references 3rd, 4th, 5th, 6th, 11th, 12th & 14th cited above.

The applicant has furnished Bank Guarantee for the charges towards SD for building Rs. 90,80,000/- (Ninety Lakhs and Eighty thousand only) in Bank Guarantee 0001NDDG00012824, dated 12.02.2024 by ICICI Bank, Ground Floor, No.1, Cenotaph Road, Chennai- 600 018.

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.89,338.00	CMDA/PP/Ch/8922/2022 & dt. : 29 October, 2022
II	Scrutiny Fees	Rs.43,030.00	CMDA/PP/Ch/10655/2023 & dt. : 29 April, 2023
III	Scrutiny Fees	Rs.17,243.00	CMDA/PP/Ch/11294/2023 & dt. : 07 July, 2023
IV	Balance Scrutiny Fees	Rs.8,000.00	CMDA/PP/Ch/13003/2024 & dt. : 03 February, 2024
V	Development charges for land per Sq. m.	Rs.1,000.00	CMDA/PP/Ch/13003/2024 & dt. : 03 February, 2024
VI	Development charges for building per Sq. m.	Rs.1,99,000.00	CMDA/PP/Ch/13003/2024 & dt. : 03 February, 2024
VII	OSR Charges	Rs.6,75,000.00	CMDA/PP/Ch/13003/2024 & dt. : 03 February, 2024
VIII	Security Deposit for Building	Rs.90,80,000.00	CMDA/PP/RC/0004/2024 & dt. : 27 February, 2024
IX	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/13003/2024 & dt. : 03 February, 2024
X	I & A Charge	Rs.60,00,000.00	CMDA/PP/Ch/13003/2024 & dt. : 03 February, 2024
XI	Premium FSI Charges	Rs.20,37,20,000.00	CMDA/PP/Ch/13003/2024 & dt. : 03 February, 2024
XII	Shelter Charges	Rs.1,55,60,000.00	CMDA/PP/Ch/13003/2024 & dt. : 03 February, 2024
XIII	IDC - CMWSSB (For sewered area only)	Rs.23,15,000.00	CMDA/PP/Ch/13003/2024 & dt. : 03 February, 2024
XIV	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/13003/2024 & dt. : 03 February, 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/0007/2024** dated **18/03/2024** in **Permit No. OL-00809** are sent herewith. The Planning Permission is valid for the period from **18/03/2024 to 17/03/2032**

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.The Executive Authority of Local Body before issuing Building Permit for the construction of new building shall ensure if it has aprovision in the building design itself for an insulated pipeline from the rooftop in the building to various distribution points where hotwater 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 50Kilogram per sq.m. All new buildings shall have solar assisted water hearing system installed before they are utilized for business orother 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 & CMRL . In this regard, the applicant has also furnished an undertaking in the reference 24th cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS, AAI , CMRL & Environmental Clearance.

16.The applicant has furnished Structural design & drawing for the proposed building vetted by Structural Design Vetted by Superdenting Engineer , in the reference 20th 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.

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: 18 March, 2024

For

Member Secretary

CMDA

Encl :

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

Copy To:

1.M/s. Rainbow Foundations Ltd

(GPA Holder for M/s Abirami Theaters Pvt. Ltd.,)

No.4, Thanikachalam Street,

T. Nagar, Chennai – 600 017.

Mobile No. 9840032266

2.The Deputy Planner,
Enforcement cell (North),
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 Commissioner of Income Tax,
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai - 600034

8. The Chief Engineer, TNEB, Chennai-2

9.Thiru. M.Meyyappan, A.I.I.A,
Council of Arch Reg. No.CA/2019/117339
Chettinaad Design
Door No.31/14, Cenotaph Road I Street,
Alwarpet, Chennai-600 018.
Mobile No.730529499
Mail id: Approval@chettinaaddesign.com

10.Thiru.A.PERAMAIYAN, M.E.,(Struct.),
Regd.Structural Engineer,
CMDA Regd. No. SE/GR-I/19/03/026
Door No.31/14, Besant Avenue,
Adyar, Chennai-600 020.

Mobile No.9841547214
Mail id: peramsmyth@gmail.com

11.Thiru.S.Chokalingam
CMDA Regd. No.GTE/19/03/006
Plot No.4, Anna Nagar, 1st street,
Velachery, Chennai – 600 042.
Mobile No.9841255480
Mail id: tjengineers@yahoo.com

12.Thiru.K.Satheesh Kannan, B.E., MIE,
C.Eng. (India), FIV., MICA., MIIT(Arb).,
CMDA Regd. No. QA/19/03/006
No.29/2, Ground Floor, Akbarabad 1st Street,
Kodambakkam, Chennai- 600 024.
Mobile No. 95001 50123.

13.Thiru.M.Arjun
CMDA Regd. No.GTE/19/06/413
No.51/22, Alathur, Subramania Street,
Choolai, Chenna- 600 112.
Mobile No.9840276805
Mail id: rajkumarayaas@yahoo.com



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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