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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)/1093/2019, Dated: 03.05.2024**

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

Sir,

Sub: CMDA – Area Plans Unit – HRB (North) Division – Planning Permission Application for the proposed construction of **HIGH RISE** Group development with 4 Blocks of Residential building each with Stilt + 15 Floors with 300 EWS Dwelling units (298 + 2 Dwelling units reserved for refuge area), **Totally 1200 EWS Dwelling units** (1192 + 8 Dwelling units reserved for refuge area), Abutting Manali Highways Bye Pass Road, old S.No. 618 G/3 part, T.S.No.1/1 and 3/1, Block no. 8 of Thiruvottiyur Village, within the limits of Greater Chennai Corporation, applied by The Chief Engineer, Tamil Nadu Urban Habitat Development Board – Approved – Reg.

Ref:
1. PPA received in SBC no. CMDA/PP/HRB/N/1093/2019 DT. 19.11.2019.
2. Rev. Department G.O. No. 381 dt. 29.06.2005.
3. NOC issued by the PWD in letter no. DB/T5(3)/F-TNSCB Kargil Nagar/2018 dt.14.11.2018.
4. CRZ clearance issued by the TNSCZMA in Proc. No. P1/160/2019 dt.08.03.2019.
5. EIA Clarence issued in Lr. No. SEIAA – TN /F.6651 / EC / 8(a) /671 /2019,dt.31.10.2019.
6. This office letter even no dt. 21.02.2020.
7. Your letter received dt.02.06.2020.
8. Minutes of the 256th MSB Panel meeting held on 24.06.2020.
9. This office letter even no dt. 29.06.2020.
10. This office letter even no. dt. 02.07.2020 addressed to the Govt.
11. Letter (Ms) No. 100 dt. 20.07.2020 received from the Housing and Urban Development Department.
12. This office letter even no dt. 28.07.2020.
13. NOC issued by the DF&RS received in letter no. C1/1237/2020, PP NOC.No.55/2020 dt.23.07.2020.
14. Your letter received dt.02.06.2020.
15. This office D.C & other charges demand notice issued in letter even no dt. 11.09.2020.
16. Your letter received dt.11.09.2020, 15.09.2020 & 23.09.2020.

17. This office letter even no dt. 05.10.2020 addressed to the SRO, Thiruvottriyur.
18. Letter no Tr./License/860/17487/2020 dt 30.09.2020 received from the Police (Traffic).
19. This office letter even no dt. 19.09.2020 addressed to the Police (Traffic).
20. OSR Gift Deed Document no. 5549/2020 dt. 13.10.2020 for an extent of 5991.96 sq.m and Link road Gift Deed Document no. 5548/2020 dt. 13.10.2020 for an extent of 2557.73 sq.m.
21. This office letter even no dt. 02.11.2020.
22. The applicant letter received dt. 14.12.2020 & 16.12.2020.
23. NOC obtained from AAI in NOC ID: CHEN/SOUTH/B/092920/480570 Dt. 01.10.2020.
24. This office letter even no dt. 22.12.2020.
25. NOC received from (Police Traffic) in letter no Tr./License/904/19693/2020 dt 06.01.2021.
26. The applicant letter received dt. 11.02.2021.
27. The applicant letter received dt. 29.03.2021.
28. This office letter even no dt. 16.04.2021.
29. The applicant letter received dt. 28.06.2021.
30. This office letter even no dt. 19.08.2021.
31. Minutes of MSB panel meeting held on.24.08.2021.
32. This office reminder letter even no dt. 06.09.2021.
33. This office letter even no dt. 01.11.2021 addressed to the Govt.
34. The applicant letter received dt. 09.11.2021.
35. Letter no. P1/2880/2020 dt.25.01.2021 from Member Secretary, TNSCZMA & Director of Environment addressed to EE, TNUHDB.
36. This office letter even no dt. 22.11.2021.
37. Amendment Environmental Clearance issued in SEIAA-TN/F.No.6651/EC/8(a0/671/2019Amendment/2024 dt.26.02.2024.
38. This office letter even no dt. 02.04.2024.
39. The applicant letter dt.22.04.2024 received on 23.04.2024.

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The Planning Permission Application for the proposed construction of **HIGH RISE** Group development with 4 Blocks of Residential building each with Stilt + 15 Floors with 300 EWS Dwelling units (298 + 2 Dwelling units reserved for refuge area), **Totally 1200 EWS Dwelling units** (1192 + 8 Dwelling units reserved for refuge area), Abutting Manali Highways Bye Pass Road, old S.No. 618 G/3 part, T.S.No.1/1 and 3/1, Block no. 8 of Thiruvottiyur Village, within the limits of Greater Chennai Corporation, applied by The Chief Engineer, Tamil Nadu Urban Habitat Development Board has been examined and Planning Permission is issued based on the Government orders issued in the reference 11th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by other Government Agencies in the references 2nd to 4th, 13th, 23rd, 25th and 37th cited.

2.The applicant has remitted the following charges in the reference 16th cited vide **Receipt No. B0017301, dt. 15.09.2020**. The details of DC & Other charges remitted by the applicant are as follows:

| Sl.No | Description of Charges | Amount to be remitted |
|---|---|---|
| i) | Development Charges | **Rs. 25, 35, 000/-** (Rupees Twenty Five lakhs and Thirty Five Thousand only) |
| ii) | MIDC Charge | **Rs. 3,24,05,000/-** (Rupees Three Crores and Twenty Four Lakhs and Five Thousand only) |
| iii) | Flag day contribution | **Rs. 500/-** (Rupees Five Hundred only) |

3. The applicant has to comply with all the conditions stipulated in the NOCs issued by the TNSCZMA, DF&RS, AAI, Police (Traffic) and Environmental Clearance. 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 by TNSCZMA, DF&RS, AAI, Police (Traffic) and Environmental Clearance.

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 / 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 furnished Structural drawings signed by the Superintending Engineer,P.W.D., Planning & Design(B) Circle, Chepauk,Chennai-600005.in the reference 22nd 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 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. Regarding the writ petition filed by M/S. Ashok Leyland Paniyalrgal Kudiyurupu Paguthiyil Vasipor Munnetra Nala Sangam in W.P in W.P No. 32710/2018 to quash the G.O (Ms) No. 381 dt.29.06.2005, it was decided to process the PPA based on merits and issue of planning permission with a condition that subject to outcome of the pending court case since no stay order has been issued".

17. The applicant/TNSCB has furnished an undertaking that they would hand over the Link Road area and OSR area before completion of the scheme to the Local body without any structures/encroachments.

18. Two sets of plans for the proposal is approved and numbered as Planning Permission No **PP/HRB/05/2024/A & B ,** dated **03.05.2024** in **Permit No. 15613** are sent herewith. The Planning Permission is valid for the period from **03.05.2024** to **03.05.2032.**

19. 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.

20.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,

for **MEMBER-SECRETARY** 03/05/24

03/05/2024

**Encl:**

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



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