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கலைஞர்

சென்னைப் பெருநகர் வளர்ச்சிக் குழுமம்

தாளமுத்து நடராசன் மாளிகை,

எண்.1, காந்தி இர்வின் சாலை, எழும்பூர், சென்னை - 600 008.

தொலைபேசி : 28414855 தொலைநகல்: 91-044-28548416

மின்னஞ்சல் : mscmda@tn.gov.in இணையதளம்: www.cmdachennai.gov.in



Letter No.C3(N)/310/2023, Dated:08.07.2024

To

The Commissioner,

Greater Chennai Corporation,

Ripon Buildings,

Chennai - 600 003.

Sir,

Sub: CMDA - Area Plans Unit - HRB (North) Division - Planning Clearance Application for the Proposed construction of High Rise Residential Group Development Building consisting of two blocks, Block 1: Stilt Floor + 6 Floors with 96 Dwelling Units, Block 2: Stilt Floor + 6 Floors with 96 Dwelling Units, totally 192 Dwelling Units at Meenambal Shivraj Nagar 1st main road and 2nd main road, Meenambal Shivraj Nagar Phase - I, Egmore, Chennai - 600 008. Comprised in R.S. No.449/1 part, Block No.26, Egmore village within the limits of Greater Chennai Corporation applied by the Principal Secretary to Government, H & UD Department - Approved - Reg.

- Ref:
1. Planning Clearance received on 02.05.2023 received on 05.05.2023
 2. This office Letter No.C3(N)/0310/2023, dated: 17.05.2023 addressed to the Principal Secretary to Government, Housing and Urban Development Department.
 3. Government Order issued in G.O.(3D)No.27, H&UD (UDV(1)) Department, dated 20.07.2023
 4. Letter to the applicant in even office No. dated: 16.08.2023
 5. DF&RS NOC issued in Letter R.Dis.No. 19358/C1/2023; R.Dis.No. 19712/C1/2023 - PP.NOC.No. 211/2023 dated: 29.12.2023
 6. Letter from the applicant furnishing revised plan and particulars in Lr. No. THUHDB/SP/29/2018 dated: 11.10.2023& 15.02.2024
 7. Government Order in G.O.(Ms) NO. 65 H & UD (UD I) Department dated 21.04.2022.
 8. Government Order issued in G.O.(Ms) No. 69, H&UD (UD-1) Department dt.03.07.2023.

The Planning Clearance Application for the Proposed construction of High Rise Residential Group Development Building consisting of two blocks, Block 1: Stilt Floor + 6 Floors with 96 Dwelling Units, Block 2: Stilt Floor + 6 Floors with 96 Dwelling Units, totally 192 Dwelling Units at Meenambal Shivraj Nagar 1st main road and 2nd main road, Meenambal Shivraj Nagar Phase - I, Egmore, Chennai - 600 008. Comprised in R.S. No.449/1 part, Block

AP II

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25/7/24

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No.26, Egmore village within the limits of Greater Chennai Corporation by **The Principal Secretary to Government**, H&UD Department has been examined and Planning Clearance is issued based on the Government orders issued in the reference 3rd cited including compliance of conditions listed by other Government Agency in the references 5th cited.

2. The applicant has to comply with all the conditions stipulated in the NOC issued by the DF&RS. The applicant has furnished an undertaking to abide by the terms and conditions put forth in the NOCs in the reference 6th cited.

3. Applicant has to submit the necessary sanitary application directly to Metro Water 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 the purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 100 lpcd. In respect of the 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 and overhead tanks are hermetically sealed with properly protected vents to avoid mosquito menace. Non-provision of rainwater 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 a violation of TNCD&BR - 2019 and enforcement action will be taken against such development.

4. Planning Clearance 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 Clearance 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 to furnish Structural Design Report vetted by IIT-M/Anna University/PWD to CMDA before commencement and inform the same to CMDA.

5. (i) Issuance of Planning Clearance by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favor of the applicant. Before issuing planning Clearance for any development, CMDA in this regard, checks only the aspect of the

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 considers only the aspect of whether the applicant prima facie has a right to carry out development on the site under reference.

(ii) 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 claims the 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.

6. The applicant shall be responsible for ensuring that the Building/ Structure in the adjoining site is not weakened/ damaged during the construction of the Basement floor and also to provide lighting & ventilation and protection from fire to the satisfaction of the Director of Fire and Rescue Service.

7. Applicant has to erect a 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 Executive Authority of the Local Body before issuing a Building Permit for the construction of a new building shall ensure that it has a provision in the building design itself for an insulated pipeline from the rooftop of 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 rooftop to receive direct sunlight. The load-bearing capacity of the roof shall at least be 50 Kilograms per sq.m. All new buildings shall have solar-assisted water heating systems installed before they are utilized for business or other activities.

The capacity of the 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 bathroom and kitchen subject to the condition that a 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.

10. The applicant shall reserve 1/3rd open Terrace Area for the erection of a Solar Photo Voltaic Panel & Solar Water Heating System and the same has to be ensured before issuing of Completion Certificate.

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. CCTV Cameras to be installed at regular intervals of 50.00 m along the road which is abutting the site boundaries before issuing of Completion Certificate. In this regard, the applicant has furnished a notarized undertaking.

13. 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.

14. Two sets of plans for the proposal is approved and numbered as Planning Clearance No PC/HRB/05/A to C/2024, dated 08.07.2024 are sent herewith.

15. This Planning Clearance is issued under Rule TNCD&BR 2019 subject to the outcome of the W.P.(MD) No. 8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

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

17. This Planning Clearance is not final. The applicant has to commence the project only after obtaining necessary Building Clearance under the Local Body Act.

Yours faithfully,


for MEMBER-SECRETARY

Encl: Two copies approved plan

Copy to:

1. **The Senior Planner,**
Tamil Nadu Urban Habitat Development Board,
No. 5, Kamarajar Salai, Chennai – 600 005.
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.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)



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real estate journey

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