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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(S)/019/2019 **Dated: 10 .01.2022**

To
The Commissioner,
Greater Chennai Corporation,
Chennai 600 003.

Sir,

Sub: CMDA – Area Plans Unit – MSB (South) Division – Planning permission for the proposed construction of High Rise building consisting of Extended Double Basement Floor (Each 2 Levels Mechanized parking) + Ground Floor + 11 Floors for Commercial (office/Retail shop) building availing with **Premium FSI** at Door No. 112, Rajiv Gandhi Salai, (Old Mahabalipuram Road), Kandanchavadi, Perungudi, Chennai – 600 096 comprised in S. Nos. 286/3B1A, 286/3B1B1, 286/3B2A, 286/3B2B1 of Kottivakkam Village, Sholinganallur Taluk (Previously Tambaram Taluk), within Greater Chennai Corporation limits, applied by Thiru. **Ramu Veeranan** - Approved and forwarded to local body for issue of building license - Regarding.

Ref:
1. Planning Permission Application received in the APU No.CMDA/PP/MSB(S)/0019/2019, dated 02.02.2019.
2. The Special Tahsildar (Land Acqusition), I.T.Expressway Scheme, Tambaram in Lr.No.Rc.06/2005 dated 10.08.2006.(Copy submitted by Applicant)
3. NOC from AAI in letter CHEN/SOUTH/B/071818/319650 dated:30.07.2018 valid upto 29.07.2026.
4. Applicant letter dated 12.02.2019 & 25.02.2019.
5. NOC received from Police (Traffic) in letter Rc. No. Tr. / License / 143 / 3037 / 2019, dated 25.02.2019.
6. Minutes of the 248th MSB panel meeting held on 28.02.2019
7. This office Letter even No. dated 13.03.2019 addressed to Applicant.
8. NOC from DF&RS in R. Dis No. 2367 / C1 / 2019, PP.NOC No.34/2019 dated 19.03.2019.

9. Applicant letter dated 26.03.2019.
10. This office letter even No. dated 13.05.2019 addressed to the Government.
11. Government Letter (Ms) No. 106, H&UD Department(UD-I) dt.12.07.2019
12. Applicant letter dated: 18.07.2019 received on 29.07.2019
13. This office letter even No. dated 27.09.2019 addressed to Applicant.
14. Revised NOC from DF&RS in R.Dis No.13696/C1/2019, PP.NOC No.139/2019 dated 11.10.2019.
15. Applicant letter dated 18.10.2019 addressed to Applicant.
16. This office letter even No. dated 20.11.2019 addressed to SRO, Adayar
17. The SRO AdyarLetter No.1141/2019 dated 21.11.2019 addressed to MS, CMDA.
18. Applicant letter dated 22.11.2019.
19. Structural design drawing & Report vetted by PWD on 28.11.2019.
20. This office letter (DC advice) even No. dated 09.10.2020.
21. Applicant letter dated 25.03.2021 (Cash remittance receipts /undertakings/Bank Guarantee).
22. The applicant letter dated 10.06.2021 (with All Noc's Undertakings.)
23. This office letter even No. dated 05.07.2021 addressed to the CMRL / Applicant.
24. NOC from CMRL in letter No. CMRL / CONS / DESOPH2 (02) / 10 / 2021, dated:29.10.2021.
25. Applicant letter dated 15.11.2021 with undertaking.

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Planning permission for the proposed construction of High Rise building consisting of Extended Double Basement Floor (Each 2 Levels Mechanized parking) + Ground Floor + 11 Floors for Commercial (office/Retail shop) building availing with **Premium FSI** at Door No. 112, Rajiv Gandhi Salai, (Old Mahabalipuram Road), Kandanchavadi, Perungudi, Chennai – 600 096 comprised in S.Nos. 286/3B1A, 286/3B1B1, 286/3B2A, 286/3B2B1 of **Kottivakkam Village**, Sholinganallur Taluk (Previously Tambaram Taluk), Chennai Greater Chennai Corporation applied by Thiru. **Ramu Veeranan** has been examined and Planning Permission is issued based on the Government approval accorded in the reference 11th cited subject to the usual conditions put forth by CMDA in reference 20th cited, including compliance of conditions imposed by the Government agencies in the reference 3rd ,5th, 8th,14th & 24th cited.

2. The applicant has remitted the DC & other charges in letter dated 09.10.2020 vide receipt No. B0018535, dated 11.02.2021:

Sl. No.	Charges	Amount remitted
1.	Development charge for land and building under Sec.59 of the T&CP Act, 1971	**Rs.5,20,000/-** (Rupees Five Lakh and Twenty thousand Only)
2.	Regularisation charges	**Rs.3,40,000/-**(Rupees Three Lakh and Forty thousand only)
3.	OSR charges	**Rs.15,20,000/-**(Rupees Fifteen Lakh and Twenty thousand only)
4.	Security Deposit for Display Board	**Rs.10,000/-** (Rupees Ten Thousand only)
5.	Security Deposit For STP	**Rs.2,80,000/-** (Rupees Two Lakh and Eighty thousand only)
6.	Infrastructure & Amenities Charges	**Rs.98,75,000/-** (Rupees Ninety Eight Lakhs and Seventy five thousand only)
7.	Premium FSI Charges	**Rs.3,36,00,000/-** (Rupees Three Crore and Thirty six Lakh only)
8.	Shelter Fee Charges	**Rs.48,30,000/-** (Rupees Forty eight Lakh and Thirty thousand only)

3. The applicant has furnished Bank Guarantee of Rs. 70,20,000/- (Rupees Seventy Lakh and TwentyThousand only) towards security deposit for building in Bank Guarantee No. P02IBGP210320006, dated 01.02.2021, valid up to dated 31.01.2026 issued by Karur Vysya Bank, Melur Branch, Melur-625106, Madurai District.

4. Applicant has also furnished an undertaking in the reference 22rd & 25th cited to abide by the terms and conditions put forth in the NOC's issued by AAI , Police (Traffic) & DF&RS and the conditions imposed by CMDA in the reference 20th cited.

5. The Promoter has too submit the necessary 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 for the purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 10 (ten) 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 and enforcement action will be taken against such development.

6. The Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority. The Town & Country Planning Act 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 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 / License Surveyor / Architects who has signed in the plan to ensure the safety during construction and after construction and also for the continued structural stability of the buildings. In this regard, applicant along with the Architect and Structural Engineer and Construction Engineer has furnished necessary undertakings for Structural Design Sufficiency as well as for supervision in the prescribed formats.

However, the applicant has furnished the Structural design report & Drawings vetted by PWD as in the reference 19th cited.

7. 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 considers only the aspect 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. All other statuary clearance as applicable to this project shall be obtained by the project proponent from the competent authority.

8. 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.

9. Applicant has to erect temporary lightning arrester during the entire construction phase of the project.

10. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority.

11. 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.

12. 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

13.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.

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

15. 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.

16.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.

17. Two sets plan for the proposed development is approved and numbered as **C/PP/MSB/01(A to D)/2022, dated 10.01.2022** in Planning Permit No.**14521** are sent herewith. The Planning Permit is valid for the period from **10.01.2022 to 09.01.2027.**

18. This approval is not final. The applicant has to approach the Commissioner, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

Yours faithfully,

10/01/22

For Member-Secretary

10/1/22

Encl :

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

Copy to:

1.	Thiru. **Ramu Veeranan** Door No.112, Rajiv Gandhi Salai, Kandanchavadi, Chennai – 600 096.

2.	**The Deputy Planner,** Enforcement Cell (South), CMDA, Chennai 600008. (With one set of approved plans)
3.	**The Director of Fire & Rescue Service** No.1, Greams Road, Chennai-600 006. (With one set of approved plans)
4.	**The Additional Commissioner of Police (Traffic),** Greater Chennai, Vepery, Chennai 600007.
5.	**The Managing Director, CMWSSB,** No.75, Santhome High Road, MRC Nagar, R.A.Puram, Chennai 600028 (~~With one set of approved plans~~)
6.	**The Chief Engineer,** TNEB, Chennai-600002.
7.	**The Commissioner of Income Tax** No.108, Mahatma Gandhi Road, Nungambakkam, Chennai 600034.
8.	Thiru. **A.VENKATAKRISHNAN**, B.Arch., Architect / Licensed Surveyor, CLASS I No. R.A.41. No.18, Third seaward road, Valmiki Nagar,Thiruvanmiyur, Chennai – 600 041.
9.	Thiru. **C. Kannan** B.E.,M.E (Structure). **BY SPEED POST** Structural Engineer, Class- I L.S. No.1816 Door No.21, 4th Main Road, Indira Nagar, Chennai - 600 020.
10.	Thiru**. SREEJIT KESAVAN**, (Site Engineer), Old No.25, New No.3, Ganapathy Colony, 3rd Street, Teynampet, Chennai 600 018,

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