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**BY REGISTERED POST WITH ACK. DUE**

**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natara jan 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](http://www.cmdachennai.gov.in)

**Letter No. C3 (N)/0272/2020**

**Dated: 04.05.2021**

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

Sir,

Sub: CMDA - Area Plans Unit - High Rise Building (North) Division - Planning Permission Application for the proposed additional construction of Residential Group Development with **7 Blocks of High Rise Building, Type - D** (Block No.11): with Stilt Floor part/G.Floor part + 9 Floors (1<sup>st</sup> Floor to 9<sup>th</sup> Floor) with **108** dwelling units (107 + 1 Dwelling unit reserved for refuge area), **Type - E** (Block no. 12 to 17 - 6 nos): Each with Stilt Floor part/G.Floor part + 9 Floors (1<sup>st</sup> Floor to 9<sup>th</sup> Floor) with **972** (162 x 6 Blocks) dwelling units (966 + 6 Dwelling units reserved for refuge area), **Totally 1080** (1073 + 7 Dwelling units reserved for refuge area) proposed dwelling units to the existing approved Residential Group Development with **10 Blocks of High Rise Building, Type - A** (Block no. 1 to 7 -7 nos): Each with G.Floor + 7 Floors with **658** (94 x 7 nos) dwelling units, **Type - B** (Block no. 8): with G.Floor + 7 Floors with **78** dwelling units, **Type - C** (Block no. 9 & 10 -2 Blocks): Each with G.Floor + 7 Floors with **224** (112 x 2 nos) dwelling units, **Totally 960** existing dwelling units. Therefore existing & proposed **17 Blocks** in total with **2040** (2033 + 7 Dwelling units reserved for refuge area) **Dwelling units**. 1 block with G.Floor only for Commercial (Ration shop) use, at Old S.No.779/23 pt New S.No.779/69 pt Block No.42, Moorthinger St., Vyasarpadi Tank Area, Perambur Village, Purasawakkam Taluk, Chennai. Within the limits of Greater Chennai Corporation, Submitted by **The Chief Engineer, Tamil Nadu Slum Clearance Board - Approved - Reg.**

- Ref:
1. PPA received in SBC no. CMDA/PP/HRB/N/0272/2020 Dt. 28.05.2020.
  2. Earlier a MSB proposal was approved by CMDA in PP No **C/PP/MSB/42 A&B/2015, Permit No.9030**, Dt. 11.09.2015 as per G.O.(Ms) No.256, H&UD (UD-I) department Dt.08.10.2013
  3. Earlier a MSB proposal was approved by CMDA in **C/ PP / MSB /11 A TO K /2017, Permit No. 11137** vide Letter No.C3(N)/19639/2015 dated. 07.03.2017 as per Govt. approval issued in the G.O. (Ms) No. 103, H&UD (UD-

**EXECUTIVE ENGINEER**

TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD  
DIV-III, VYASARPADI, CHENNAI-600 039.

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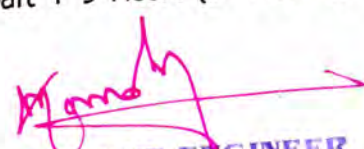
PA(S)/AP-2  
Pl. communicate  
to EE Div. III  
and follow up  
for obtaining  
approval  
5/5/2021  
90

- 1) dated 03.03.2016
4. Minutes of the 256<sup>th</sup> MSB Panel meeting held on 24.06.2020.
5. This office letter even no dt. 03.07.2020.
6. This office letter even no. dt. 04.07.2020 addressed to the Govt.
7. Letter (Ms) No. 98 dt. 20.07.2020 received from the Housing and Urban Development Department.
8. This office letter even no dt. 28.07.2020.
9. NOC obtained from DF&RS in letter no. C1/5757/2020, PP NOC. No. 56/2020 dt. 23.07.2020.
10. Your letter dt.22.07.2020 received on 06.08.2020 & 04.09.2020.
11. G.O. (Ms). No. 83 H & UD [UD4(3)] Department dt. 25.06.2020
12. This office D.C & other charges demand notice issued by this office letter even no dt. 18.09.2020.
13. Your letter received dt. 22.09.2020 & 25.09.2020.
14. NOC letter no Tr./License/587/10766/2020 dt 01.10.2020 received from the Police (Traffic).
15. Your letter received dt. 13.10.2020.
16. NOC issued by the AAI in NOC ID: CHEN/SOUTH/B/092920/480578 Dt.01.10.2020.
17. This office letter even no dt. 28.10.2020 addressed to the SRO, Purasiavakkam.
18. Gift deed for Link road vide Doc. No.4160/2020 dt.31.10.2020 for an area of 1339.67 sq.m and Gift deed for OSR area vide Doc. No.4159/2020 dt.31.10.2020 for an area of 2320.40 sq.m
19. This office letter even no dt. 20.11.2020.
20. Your letter received on 21.11.2020.
21. NOC issued by the PWD on inundation point of view in Letter no. DB/T5(3)/F – Perambur – TNSCB/2020/M Dt. 07.11.2020.
22. Gazette publication in TNGG notification no. 44 dt.28.10.2020 for the reclassification of the site under reference.
23. This office letter even no dt. 05.12.2020.
24. Your letter received on 09.03.2021.
25. This office letter even no dt. 29.03.2021.
26. Your letter received on 16.04.2021.
27. Environmental clearance issued in Letter No. SEIAA-TN/F.No.7584/EC/8(a)/759/2021 Dt.06.04.2021.
28. Structural Design/Drawing vetted by PWD dt 10.11.2020

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The Planning Permission Application received in the reference 1<sup>st</sup> cited for the proposed additional construction of Residential Group Development with **7 Blocks of High Rise Building, Type – D** (Block No.11): with Stilt Floor part/G.Floor part + 9 Floors (1<sup>st</sup> Floor to 9<sup>th</sup> Floor) with **108** dwelling units (107 + 1 Dwelling unit reserved for refuge area), **Type – E** (Block no. 12 to 17 – 6 nos): Each with Stilt Floor part/G.Floor part + 9 Floors (1<sup>st</sup> Floor to 9<sup>th</sup> Floor) with **972** (162 x 6

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Blocks) dwelling units (966 + 6 Dwelling units reserved for refuge area), Totally **1080** (1073 + 7 Dwelling units reserved for refuge area) proposed dwelling units to the existing approved Residential Group Development with **10 Blocks of High Rise Building, Type – A** (Block no. 1 to 7 -7 nos): Each with G.Floor + 7 Floors with **658** (94 x 7 nos) dwelling units, **Type – B** (Block no. 8): with G.Floor + 7 Floors with **78** dwelling units, **Type – C** (Block no. 9 & 10 -2 Blocks): Each with G.Floor + 7 Floors with **224** (112 x 2 nos) dwelling units, Totally **960** existing dwelling units. Therefore existing & proposed **17 Blocks** in total with **2040** (2033 + 7 Dwelling units reserved for refuge area) **Dwelling units**. 1 block with G.Floor only for Commercial (Ration shop) use, at Old S.No.779/23 pt New S.No.779/69 pt Block No.42, Moorthinger St., Vyasarpadi Tank Area, Perambur Village, Purasawakkam Taluk, Chennai. Within the limits of Greater Chennai Corporation. Submitted by **The Chief Engineer**, Tamil Nadu Slum Clearance Board has been examined and Planning Permission is issued based on the Government Order issued in the reference 7<sup>th</sup> cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by other Government Agencies in the references 9<sup>th</sup>, 14<sup>th</sup>, 16<sup>th</sup>, 21<sup>st</sup> & 27<sup>th</sup> cited above.

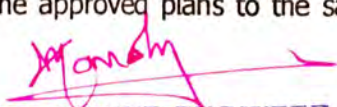
2. The applicant has remitted the Development charges vide receipt no. B0017369 dt. 21.09.2020 and Flag Day contributions vide receipt no. 0005476 dt.21.09.2020 and furnished DD No. 575422 dt. 21.09.2020 obtained from ICICI Bank, Chennai main Branch for IDC for CMWSSB:

| Sl. No. | Charges                                  | Amount                                                                 |
|---------|------------------------------------------|------------------------------------------------------------------------|
| 1.      | Development charges for Land & Building. | <b>Rs. 6,91,000/-</b> (Rupees Six Lakhs and Ninty One Thousand only)   |
| 2.      | IDC payable to MD, CMWSSB                | <b>Rs. 86,06,000/-</b> (Rupees Eighty Six Lakhs and Six Thousand only) |
| 3.      | Flag Day contribution                    | <b>Rs. 500/-</b> (Rs. Five Hundred only)                               |

3. The applicant has to comply with all the conditions stipulated in the NOCs issued by the PWD, Police (Traffic), DF&RS, AAI and Environmental Clearance. In this regard, the applicant has also furnished an undertaking in the reference 20<sup>th</sup> & 26<sup>th</sup> cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by PWD, Police (Traffic), DF&RS, AAI and 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

  
**EXECUTIVE ENGINEER**  
 TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD  
 DIV-III, VYASARPADI, CHENNAI-600 039,

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.

Structural Design/Drawing vetted by PWD has been furnished in reference 28<sup>th</sup> 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.**

  
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TAMIL NADU URBAN HABITAT DEVELOPMENT CORP. LTD.  
DIV-III, VYASARPADI, CHENNAI-600 030.

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 atleast be 50 Kilogram per Sq.m. All new buildings shall have solar assisted water heating 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.

**11. The applicant shall reserve 1/3<sup>rd</sup> 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 applicant/TNSCB has furnished Undertaking in Rs.20/- stamp paper for the removal of existing structures/encroachments in the Link Road area and OSR area before completion of the project and that would be handed over to the local body.**

**14. Two sets of plan for the proposal is approved and numbered as Planning Permission No. C/PP/MSB/ 26 (A to F)/2021, dated. 04.05.2021 in Permit No. 13276 are sent herewith. The Planning Permission is valid for the period from 04.05.2021 to 03 .05.2026.**

**15. 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.**

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

**17. 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,



**EXECUTIVE ENGINEER**  
TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD  
DIV-III, VYASARPADI, CHENNAI-600 039.

for **MEMBER-SECRETARY**

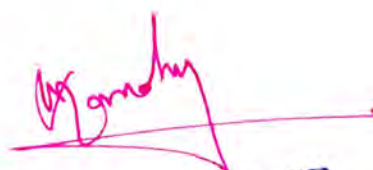
(P)  
05/05/2024

**Encl :**

1. Two copies approved plan.
2. Two copies of Planning Permission.
3. Copy of Govt., letter in the reference 8<sup>th</sup> cited.

**Copy To:**

1. **The Chief Engineer,**  
Tamil Nadu Slum Clearance Board,  
No. 5, Kamrajar Salai,  
Chennai -5.
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.1 Pumping Station Road, Chintadripet, Chennai-2.
6. The Additional Commissioner of Police (Traffic),  
Egmore, Chennai-8.
7. The Chief Engineer, TNEB, Chennai-2.

  
**EXECUTIVE ENGINEER**  
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DIV-III, VYASARPADI, CHENNAI-600 039.



பெருநகர சென்னை மாநகராட்சி  
Greater Chennai Corporation  
நகரமைப்பு பிரிவு - பணித்துறை  
Town Planning Section-Works Department

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)

(1919 MCMC Act Section 238)

|                                                                         |                |                                                                                                                  |                                     |
|-------------------------------------------------------------------------|----------------|------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| கட்டிட அனுமதி எண்/ Building Plan No                                     |                | திட்ட அனுமதி எண்/Plan Submission No                                                                              |                                     |
| CEBA/WDCN04/00264/2021                                                  |                | C3(N)/0272/2020 - 04/05/2021                                                                                     |                                     |
| மண்டலம் / Zone                                                          | கோட்டம் / Ward | அனுமதி நாள் / Approval Date                                                                                      | மனுபெறப்பட்ட நாள்/ Application Date |
| N04                                                                     | N047           | 06/09/2021                                                                                                       | 06/09/2021                          |
| மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address |                | THE CHIEF ENGINEER-TNSCB, NO:5, KAMARAJAR SALAAI, CHENNAI- 600005.                                               |                                     |
| மேம்பாட்டு தன்மை / Service Type                                         |                | CMDA Proposal- only for Building Permit                                                                          |                                     |
| மனை அமைவிடம் / Plot address                                             |                | Block No:42,Plot No:-, Survey No:779/69PT, Moorthingar Street, Vyasarpadi, Vyasarpadi, Perambur. Chennai, 600039 |                                     |
| Building License Fees                                                   |                | 5184400                                                                                                          |                                     |
| Scrutiny Fees                                                           |                | 600                                                                                                              |                                     |
| மொத்தக் கட்டணம்/ Total (In Rs.)                                         |                | 5185000                                                                                                          |                                     |

Amount (in words): Rupees Fifty One Lakhs Eighty Five Thousands Only

M.W.G.W.F. DD Details : DD Number: 576448 Amount: 5940000 Rs. Date:01/09/2021 Bank:ICICI BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Sanctioned for CMDA Proposal- only for Building Permit Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

இந்த அனுமதி 05/03/2022

ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

முடிவு நாள் 05/09/2026

This Sanction will expire if the construction is not started with in 05/03/2022

If Construction started Building Permit is valid up to 05/09/2026

Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)

EXECUTIVE ENGINEER  
TAMIL NADU URBAN HABITAT DEVELOPMENT  
DIV-III, VYASARPADI, CHENNAI-600 039.