



**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/S/0031/2023**

Date : 30/01/2024

To

The Commissioner,  
Greater Chennai Corporation,  
Chennai - 600 003.  
Sir,

Sub: CMDA-Area Plans Unit - High-Rise Building(South) – The Planning Permission Application for the proposed construction of High Rise Building (HRB) with 30.0m height consisting of Extended Basement Floor part + Stilt Floor part (Mechanical pit parking 2 Levels)/Ground floor part + 9 floors of Residential Building with 18 Dwelling units at Old Door No.96, New Door No.140, Karpagam Avenue, Santhome High Road, Raja Annamalai Puram, Chennai - 600028 comprised in R.S.No.4297/24, Block No.95, of Mylapore Village within the limit of Greater Chennai Corporation applied by M/s. Etica Developers Pvt Ltd., Represented by its Managing Director Mr.G.Diliban - Approved and forwarded to Local Body for issue of Building Permit - Reg.

- Ref:
1. Planning Permission Application received in SBC No. CMDA/PP/HRB/S/ 0031/2023, dated 20.01.2023.
  2. IAF NOC Letter in AFSTAM/4009/5/ATS (BM-II) dated 20.01.2023.
  3. NOC received from AAI in CHEN/SOUTH/B/011223/736568 dated 09.03.2023. Permissible height 45.0m
  4. NOC received from DF&RS in R.Dis.No.2524/C1/2023, PP NOC No.31/2023 dated 15.03.2023.
  5. Minutes of 271st MSB Panel Meeting held on 30.05.2023.
  6. Applicant uploaded the revised plan dated 24.07.2023.
  7. Minutes of 272nd MSB Panel Meeting held on 10.08.2023
  8. This office letter even No. dated 05.09.2023 addressed to The Government.
  9. Government Letter No.5603423/UD-I/2023-1, H&UD Department dated 06.10.2023.
  10. This office letter even No. dated 30.10.2023 addressed to The Government.
  11. The Government letter (MS) No.172 H&UD Department dated.30.11.2023
  12. This office online DC advice letter dated 28.12.2023 addressed to the applicant.
  13. DC remitted through online dated 29.12.2023.
  14. Structural vetted by SCE, PWD dated 30.05.2023.
  15. U.O.Note received from TDR division in No.TDR/432/2024 dated 12.01.2023.
  16. Copy of Street alignment gift deed document No.125/2024 dated 11.01.2024.

The Planning Permission Application for the proposed construction of High Rise Building (HRB) with 30.0m height consisting of Extended Basement Floor part + Stilt Floor part (Mechanical pit parking 2 Levels)/Ground floor part + 9 floors of Residential Building with 18 Dwelling units at Old Door No.96, New Door No.140, Karpagam Avenue, Santhome High Road, Raja Annamalai Puram, Chennai - 600028 comprised in R.S.No.4297/24, Block No.95, of Mylapore Village within the limit of Greater Chennai Corporation Approved and forwarded to Local Body for issue of Building Permit - Reg received in the application has been examined and Planning Permission is issued based on the Government approval accorded in the reference 11th cited and subject to the conditions put forth by CMDA in the reference 12th cited including compliance of

conditions imposed by the Government agencies in the reference 2nd to 4th cited.

The Street alignment portion gifted to CMDA through registered gift deed document No. 125/2024 dated 11.01.2024 measuring to an extent of 109.90 Sq.m. comprised in R.S.No. 4297/24 part Block No.95 of Mylapore Village.

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.7,096.00	CMDA/PP/Ch/9719/2023 & dt. : 20 January, 2023
II	Scrutiny Fees	Rs.3,808.00	CMDA/PP/Ch/11440/2023 & dt. : 22 July, 2023
III	Scrutiny Fees	Rs.1,450.00	CMDA/PP/Ch/12430/2023 & dt. : 17 November, 2023
IV	Balance Scrutiny Fees	Rs.3,000.00	CMDA/PP/Ch/12822/2023 & dt. : 29 December, 2023
V	Development charges for land per Sq. m.	Rs.6,000.00	CMDA/PP/Ch/12822/2023 & dt. : 29 December, 2023
VI	Development charges for building per Sq. m.	Rs.54,000.00	CMDA/PP/Ch/12822/2023 & dt. : 29 December, 2023
VII	Security Deposit for Building	Rs.7,20,000.00	CMDA/PP/Ch/12822/2023 & dt. : 29 December, 2023
VIII	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/12822/2023 & dt. : 29 December, 2023
IX	I & A Charge	Rs.12,10,000.00	CMDA/PP/Ch/12822/2023 & dt. : 29 December, 2023
X	Shelter Charges	Rs.4,25,000.00	CMDA/PP/Ch/12822/2023 & dt. : 29 December, 2023
XI	IDC - CMWSSB (For sewerage area only)	Rs.9,20,000.00	CMDA/PP/Ch/12822/2023 & dt. : 29 December, 2023
XII	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/12822/2023 & dt. : 29 December, 2023

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/0002/2024** dated **30/01/2024** in **Permit No. OL-00730** are sent herewith. The Planning Permission is valid for the period from **30/01/2024 to 29/01/2032**

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 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,



Name: P KARTHEEPAN

Designation: Assistant Planner

Date: 30 January, 2024

For

Member Secretary

CMDA

**Encl :**

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

**Copy To:**

M/s. Etica Developers Private Limited Represented by Managing Director G DILIBAN  
Door No.24, Exotica Tower, 6th Floor,  
Venkatnarayana Road, T.Nagar,  
Chennai - 600017

The Chief Engineer,  
CMWSSB, No. 1,  
Pumping Station Road,  
Chintadripet, Chennai - 600002

The Commissioner of Income Tax,  
No.108, Mahatma Gandhi Road,  
Nungambakkam, Chennai - 600034

The Deputy Planner,  
Enforcement cell,  
CMDA, Chennai - 600008.

The Chief Engineer, TNEB,  
Chennai – 600002.

The Chairperson,  
Tamil Nadu Real Estate Regulatory Authority, No.1A, Gandhi Irwin Bridge Road,  
Egmore, Chennai 600008.

Thiru.R.Viswesh Krishna  
Registered Architect,  
A-302, Pelican Nest, 48/148, Creek street,  
Sowdeeshwari Nagar, Thoraipakkam, Chennai – 600097.

Thiru.C.Kannan  
Registered Structural Engineer Grade – I  
Door No.21, 4th Main Road,  
Indira Nagar, Chennai – 600020.

Thiru.B.Ranganathan,  
CMDA Reg. No. CE/2019/03/038  
No.24, Exotica Tower, 6th floor,  
VenkatanarayanaRoad,T.Nagar,  
Chennai - 600017