



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
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E-mail: mscmda@tn.gov.in
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File No. : **CMDA/PP/HRB/S/0269/2023**

Date : 15/12/2023

To

ARUN RAAS

Old No.25, New No.3, Ganapathy Colony 3rd lane,

Teynampet,

Chennai – 600 018.

Sir,

Sub: CMDA-Area plans Unit - High-Rise Building(South) – The Revised Planning Permission Application for the proposed construction of High Rise Building (HRB) with 48.0m height consisting of Extended Double Basement floor (1st basement floor with MLCP 2 levels & 2nd basement floor (Two wheeler & Car parking) + Ground floor (Office, Meter Room, Generator Room) + 12 floors Office Building (Commercial) availing with Premium FSI at Old Door No.190, New Door No.8,10 & 12, Mount Road, Little Mount, Saidapet, Chennai 600015 comprised in T.S.No.27/1 & 27/4 in Block No.8 of Adayar Village within the limit of Greater Chennai Corporation applied by R.A.A.S.ARUN - Approved and forwarded to Local Body for issue of Building Permit - Reg

- Ref:
1. Planning Permission Application received in the SBC No. CMDA/PP/HRB/S/0269/2023 dated 17.06.2023.
 2. Earlier Planning Permission issued vide Letter No.C3(S)/488/2019 dated 06.07.2019.
 3. Minutes of 271st MSB Panel meeting held on 30.05.2023.
 4. NOC from AAI issued in CHEN/SOUTH/B/060319/402470 dated 11.06.2019
 5. NOC issued by IAF in letter TAM/5218/1/ATC (PC – 34/19) dated 27.06.2019.
 6. NOC from Police (Traffic) letter Rc. No. Tr./License /601/18911/2019, dated 01.08.2019.
 7. CMWSSB remarks in Letter No. CMWSSB/O&M-I/Area XIII/ Depot 170/ Spl. /2019 dated 06.09.2019.
 8. WRD Letter No. DB/T5(3)/F-I-Adyar-007670 /2019, dated: 12.09.2019.
 9. Letter received from RDO, Guindy letter Rc.No.A1/1870 /2019 dated: 09.10.2019.
 10. Divisional Engineer, Highways department letter No.2021/2019/JDO-2 dated 25.11.2019.
 11. NOC received from DF&RS in R.Dis.No.5943/C1/2023, PP NOC No.56/2023 dated 28.04.2023.
 12. CMRL NOC in letter No.CMRL/CONS-DESOPH1(020/03/2023 dated 18.07.2023.
 13. This office letter even No. dated 13.07.2023 addressed to the Government.
 14. Structural drawings vetted by Anna University dated 09.08.2023
 15. Govt. letter (Ms) No. 145, H&UD-1/2023, dated 17.10.2023.
 16. G.O (Ms.) NO.189; H&UD (UDI) Department; Dated 26.10.2022.
 17. This Office Dc advice letter dated 24.11.2023
 18. Applicant remitted DC and other charges dated 28.11.2023

The Revised Planning Permission Application for the proposed construction of High Rise Building (HRB) with 48.0m height consisting of Extended Double Basement floor (1st basement floor with MLCP 2 levels & 2nd basement floor (Two wheeler &

Car parking) + Ground floor (Office, Meter Room, Generator Room) + 12 floors Office Building (Commercial) availing with Premium FSI at Old Door No.190, New Door No.8,10 & 12, Mount Road, Little Mount, Saidapet, Chennai 600015 comprised in T.S.No.27/1 & 27/4 in Block No.8 of Adayar Village within the limit of Greater Chennai Corporation applied by R.A.A.S.ARUN has been examined and Planning Permission is issued based on the Government approval Accorded in the reference 15th cited and subject to the usual conditions put forth by CMDA in the reference 4th to 12th and 17th cited.

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.39,501.00	CMDA/PP/Ch/10548/2023 & dt. : 13 April, 2023
II	Scrutiny Fees	Rs.19,770.00	CMDA/PP/Ch/11218/2023 & dt. : 30 June, 2023
III	Balance Scrutiny Fees	Rs.15,000.00	CMDA/PP/Ch/12519/2023 & dt. : 28 November, 2023
IV	Development charges for building per Sq. m.	Rs.60,000.00	CMDA/PP/Ch/12519/2023 & dt. : 28 November, 2023
V	Security Deposit for Building	Rs.7,40,000.00	CMDA/PP/Ch/12519/2023 & dt. : 28 November, 2023
VI	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/12519/2023 & dt. : 28 November, 2023
VII	I & A Charge	Rs.3,00,000.00	CMDA/PP/Ch/12519/2023 & dt. : 28 November, 2023
VIII	Premium FSI Charges	Rs.1,11,10,000.00	CMDA/PP/Ch/12519/2023 & dt. : 28 November, 2023
IX	IDC - CMWSSB (For sewerred area only)	Rs.4,60,000.00	CMDA/PP/Ch/12519/2023 & dt. : 28 November, 2023
X	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/12519/2023 & dt. : 28 November, 2023

- 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.
- 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.

- 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/0016/2023** dated **15/12/2023** in **Permit No. OL-00661** are sent herewith. The Planning Permission is valid for the period from **15/12/2023 to 14/12/2031**
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: S Vasudevan.

Designation: Assistant Planner

Date: 18 December, 2023

For

Member Secretary

CMDA

Encl :

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

Copy To:

ARUN RAAS
Old No.25, New No.3, Ganapathy Colony 3rd lane,
Teynampet,
Chennai – 600 018.

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

The Director,

Director of Fire and Rescue Service,
No.17, Rukamani Laksmipathy Salai,
Egmore, Chennai-600 008.

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 Chief Engineer,
TNEB, Chennai - 600 002.

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

Thiru.R.Viswesh Krishna,
Architect,
A-302, Pelican Nest, 48/148, Creek Street,
Sowdeeshwari Nagar, Thoraipakkam,
Chennai - 600 097.

Thiru. P.Jegathaesasan, M.E., (Struct.,)
Structural Engineer,
New No.31,(Old No.14),Besant Avenue,
Adyar, Chennai - 600 020.

Thiru.V.Vedashanmugam,
No.20, Pillaiyar Kovil Street, Sengundram,
Melrosapauram, Kancheepuram,
Chengalpattu, TamilNadu - 603 204.