



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/0315/2022**

Date : 17/03/2023

To

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

Sub: CMDA-Area plans Unit - High-Rise Building(South) – Planning Permission - Proposed construction of High Rise Building (HRB) with 42.0m height consisting of Extended Basement floor + Stilt floor + 12 floors + 13th floor (Part) - (incidental club activities at 13th floor) Residential Building with 163 dwelling units and open Swimming pool availing with Premium FSI at Plot No.11 & 12 in Approved layout issued by GCC, Balaji Nagar, KGP Global Village, Sholinganallur, Chennai 600119 in S.No.311/1A1 (Part) of Sholinganallur Village within the limit of Greater Chennai Corporation applied by M/s. DAC Developers Private Limited Represented by its Director Tmt.S.Durga GPA for Thiru.K.G.Pandian- Approved and forwarded to Local Body for issue of Building License - Reg

- Ref:
1. Planning Permission Application received in the APU No.CMDA/PP/HRB/S/0315/2022, dated.18.06.2022.
 2. TNSCZMA & Director, Department of Environment letter RC No.P/476/2012, dated.03.03.2012 addressed to the Executive Officer, Sholinganallur Town Panchayat for CRZ
 3. NOC from AAI issued in CHEN/SOUTH/B/042922/669032 dated 30.05.2022, valid upto 29.05.2030.
 4. Minutes of the 266th MSB panel meeting held on 14.07.2022.
 5. Minutes of the 4th HRB Committee meeting held on 05.08.2022.
 6. NOC issued from Police (Traffic) in Rc.No.K1/012183/2022, NOC No. 45/2022 dated 15.08.2022.
 7. NOC received from DF&RS in R.Dis.No.12659/C1/2022, PP. NOC No.118/2022 dated 24.08.2022.
 8. Structural drawing vetted by PWD dated 29.08.2022 uploaded.
 9. NOC from WRD in Letter No.DB/T5(3)/F-9053 NOC (Sholinganallur village) dated 12.10.2022.
 10. This office DC letter dated 10.12.2022(online) addressed to the applicant.
 11. U.O.Note received from TDR division in No.TDR/5535/2022 dated 07.02.2023 for utilisation of DRC.
 12. This office Revised DC letter (Premium FSI) dated 14.02.2023 addressed to the applicant.
 13. Applicant letter dated 07.03.2023 enclosed with copy of DC remittance receipt and NOC from Environmental Clearance.
 14. Environmental Clearance (EC) received in Letter No.SEIAA-TN/E.No.9414/EC/8(a)/893/2022 dated 20.12.2022.

The Planning Permission Application for the proposed construction High Rise Building (HRB) with 42.0m height (FGL to top of terrace) consisting of Extended Basement floor + Stilt floor + 12 floors + 13th floor (Part) - (incidental club activities at 13th floor) Residential Building with 163 dwelling units and open Swimming pool availing with Premium FSI at Plot No.11 & 12 in Approved layout issued by GCC, Balaji Nagar, KGP Global Village, Sholinganallur, Chennai 600119 in S.No.311/1A1 (Part) of Sholinganallur Village within the limit of Greater Chennai Corporation applied by M/s. DAC Developers Private Limited Represented by its Director Tmt.S.Durga GPA for Thiru.K.G.Pandian has been examined and Planning Permission is issued based on the 4th HRB Committee approval accorded in the reference 5th cited, subject to the usual conditions put forth by CMDA in reference 10th & 12th cited, including compliance of conditions imposed by the Government agencies in the reference 2nd, 3rd, 6th, 7th, 9th & 14th 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.55,269.00	CMDA/PP/Ch/7816/2022 & dt. : 18 June, 2022
II	Scrutiny Fees	Rs.27,020.00	CMDA/PP/Ch/8863/2022 & dt. : 20 October, 2022
III	Development charges for land per Sq. m.	Rs.24,000.00	CMDA/PP/Ch/9272/2022 & dt. : 17 February, 2023
IV	Development charges for building per Sq. m.	Rs.3,45,000.00	CMDA/PP/Ch/9272/2022 & dt. : 17 February, 2023
V	Regularisation charge for land	Rs.4,51,000.00	CMDA/PP/Ch/9272/2022 & dt. : 17 February, 2023
VI	Security Deposit for Building	Rs.51,50,000.00	CMDA/PP/Ch/9272/2022 & dt. : 17 February, 2023
VII	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/9272/2022 & dt. : 17 February, 2023
VIII	I & A Charge	Rs.82,00,000.00	CMDA/PP/Ch/9272/2022 & dt. : 17 February, 2023
IX	Security Deposit for Septic Tank / STP	Rs.1,63,000.00	CMDA/PP/Ch/9272/2022 & dt. : 17 February, 2023
X	Premium FSI Charges	Rs.1,90,96,094.00	CMDA/PP/Ch/9272/2022 & dt. : 03 March, 2023
XI	Shelter Charges	Rs.29,90,000.00	CMDA/PP/Ch/9272/2022 & dt. : 17 February, 2023
XII	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/9272/2022 & dt. : 17 February, 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/0001/2023** dated **17/03/2023** in **Permit No. OL-00229** are sent herewith. The Planning Permission is valid for the period from **17/03/2023 to 16/03/2031**
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 Corporationis 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.

13. As per the orders of MS in their file No.TDR/5535/2022, a total amount of Rs.2,24,83,906/- is permitted to adjust fully after the utilization of DRC No.101/2022 dated 16.06.2022 in lieu of Premium FSI charges of Rs.4,15,80,000/- demanded in DC advice letter No.CMDA/PP/HRB/S/0315/2022 dated 10.12.2022. The balance premium FSI charges of Rs.1,90,96,094/-(Rupees One Crore Ninety Lakh Ninety Six Thousand and Ninety Four only) was remitted by the applicant in the reference 13th cited.

14. The Condition in Sl.no.4 with respect to sewer application shall be submitted to CMWSSB within existing sewerage area under the jurisdiction of CMWSSB. If the premises lies in un-sewered area the Local Body is requested to ensure water supply and sewerage disposal facility for the proposal before issuing building Permit. 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 harvesting structures shown in the approved plan to the satisfaction of the Authority will also be considered as a deviation to the approved plan and violation of Development Regulation and enforcement action will be taken against such development. The sewage Treatment plant should be maintained by the applicant / developer till handing over to the residents association.

Yours faithfully,



Name: S Vasudevan.

Designation: Assistant Planner

Date: 20 March, 2023

For

Member Secretary

CMDA

Encl :

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

Copy To:

DAC DEVELOPERS PRIVATE LIMITED
Door No. : 19, FLAT A1-GROUND FLOOR
1st Main Road, 1st Avenue,
Anna Nagar (East)

Chennai - 600102.

The Deputy Planner,
Enforcement Cell(South), CMDA,
Chennai - 600 008.

The Director of Fire & Rescue Service
No.1, Greams Road,
Chennai-600 006.

Commissioner Of Police,
Tambaram Police Commissionerate,
Sholinganallur,
Chennai - 600 119.

The Chief Engineer
TNEB, Chennai – 600002.

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

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

Thiru.T.RAAMASUBRAHMANYAN,
Registered Engineer, Grade-II,
No.16, Kannagi Street,
Vinayagapuram, Ambattur,
Chennai - 600 053.

Thiru.C.Kannan,
Structural Engineer,
B304, Ceebros Belvedere,
Kumarasamy Nagar Main Road,
Sholinganallur, Chennai - 600 119.

Thiru.D.YoKesh,

Construction Engineer,
No.24, Chelliamman Koil Street,
Nerkundram,
Chennai

