



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
Web site: www.cmdachennai.gov.in.

File No. : **CMDA/PP/NHRB/N/0638/2023**

Date : 05/01/2024

To

The Principal Chief Engineer
Greater Chennai Corporation
Ribbon Building
Chennai – 600 003.

Sir,

Sub: CMDA-Area plans Unit - NHRB (North) – Planning Permission for the Proposed Construction of Stilt Floor (parking) + 5 Floors (part) and Stilt floor (Parking) + 4 floors (part) Residential Building (18.10m Height) with 155 dwelling units and Swimming Pool, Indoor Games Room, Gym and Video Games Room availing Premium FSI at Palla Street, Annai Nagar 5th Street, Annai Nagar 6th Street, Korattur, Chennai – 600 050, Comprised in Old S.Nos.174 part, 171/2 part, 172/1 part and 176 part, T.S.Nos.38/23, 56/34 and 70/32, Ward: E, Block No.33 of Korattur Village within the Limits of Greater Chennai Corporation-Approved and forwarded to Local Body for issue of Building Permit - Reg

- Ref:
1. Planning Permission Application received in SBC.No. CMDA/PP/NHRB/N/0638/2023 dated 08.09.2023
 2. Particulars sent through online dated 03.11.2023, Revised plan 1 received on dated 15.12.2023.
 3. G.O.Ms.No.86, H&UD Department dated 28.03.2012.
 4. G.O.Ms.No.78, H&UD Department dated 4.5.2017.
 5. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
 6. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
 7. G.O.(Ms) No.18 MAWS Department, dated 04.02.2019 and published in Government Gazette No.43, Extraordinary Part-III, Section 1(a), dated 04.02.2019
 8. Office Order No.7/2019 dated 12.03.2019.
 9. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
 10. EIA clearance letter no. SEIAA-TN/F.No. 9852/EC/8(a)/944/2023 dated 22.06.2023
 11. This office DC advice sent to the applicant through online on 22.12.2023
 12. Applicant remitted the DC and other charges through online on 26.12.2023
 13. Applicant's letter dated 26.12.2023 along with Bank Guarantee for SD for Building & Display board to a sum of Rs. 50,82,000/- vide ICICI Bank BG Number 0350NDDG00007424 dated 25.12.2023 valid upto 25.12.2031
 14. OSR gifted to CMDA vide document no. 38/2024 dated 03.01.2024 in U.O.Note no. TDR/OSR/0071/2024 dated 04.01.2024
 15. Road widening portion gifted to CMDA vide document no. 39/2024 dated 03.01.2024 in U.O.Note no. TDR/ OSR/0072/2024 dated 04.01.2024

The Planning Permission application for Proposed Construction of Stilt Floor (parking) + 5 Floors (part) and Stilt floor (Parking) + 4 floors (part) Residential Building (18.10m Height) with 155 dwelling units and Swimming Pool, Indoor Games Room, Gym and Video Games Room availing Premium FSI at Palla Street, Annai Nagar 5th Street, Annai Nagar 6th Street, Korattur, Chennai – 600 050, Comprised in Old S.Nos.174 part, 171/2 part, 172/1 part and 176 part, T.S.Nos.38/23, 56/34 and 70/32, Ward: E, Block No.33 of Korattur Village within the Limits of Greater Chennai Corporation received in the reference 1st

cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 11th cited.

The applicant has submitted Bank Guarantee to a sum of Rs. Rs.50,82,000/- (Rs. 50,72,000 +Rs. 10000/-) vide ICICI Bank BG Number 0350NDDG00007424 dated 26.12.2023 towards security deposit for Building and display board as mentioned in Sl.No. V and VI of paragraph 2 in DC letter 11th cited.

The applicant has gifted the OSR area for an extent of 1034.18 sq.m vide document no. 38/2024 dated 03.01.2024 and Road widening Portion to an extent of 51.62 sq.m vide document no. 39/2024 dated 03.01.2024 and handed over to CMDA on 04.01.2024 vide in the reference 14th and 15th 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.54,065.00	CMDA/PP/Ch/11847/2023 & dt. : 08 September, 2023
II	Scrutiny Fees	Rs.27,044.00	CMDA/PP/Ch/12640/2023 & dt. : 14 December, 2023
III	Balance Scrutiny Fees	Rs.18,000.00	CMDA/PP/Ch/12735/2023 & dt. : 26 December, 2023
IV	Development charges for land per Sq. m.	Rs.43,000.00	CMDA/PP/Ch/12735/2023 & dt. : 26 December, 2023
V	Development charges for building per Sq. m.	Rs.2,72,000.00	CMDA/PP/Ch/12735/2023 & dt. : 26 December, 2023
VI	Regularisation charge for land	Rs.10,32,000.00	CMDA/PP/Ch/12735/2023 & dt. : 26 December, 2023
VII	I & A Charge	Rs.78,40,000.00	CMDA/PP/Ch/12735/2023 & dt. : 26 December, 2023
VIII	Premium FSI Charges	Rs.38,45,000.00	CMDA/PP/Ch/12735/2023 & dt. : 26 December, 2023
IX	Shelter Charges	Rs.53,01,000.00	CMDA/PP/Ch/12735/2023 & dt. : 26 December, 2023
X	IDC - CMWSSB (For sewerage area only)	Rs.64,92,000.00	CMDA/PP/Ch/12735/2023 & dt. : 26 December, 2023
XI	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/12735/2023 & dt. : 26 December, 2023

3. Two sets of approved Plans are Numbered as **OL-PP/NHRB/0006/2024 dated 05/01/2024** in **Planning Permit No. OL-00711** are sent herewith. The **Planning Permit** is valid for the period from **05/01/2024 to 04/01/2032**.

4. 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 Tamil Nadu Combined Development Building Rule 2019 and enforcement action will be taken against such development.

5. 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.

6. 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, 1924, Tamil Nadu Panchayat Act, 1994. 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 Engineer / 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.

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.

8. **As approved by Tamil Nadu Government in G.O.M.s.No.112 H & UD Department dated 22.06.2017 to carry out the provisions of Real Estate (Regulation & Development) Act 2016, 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.**
9. This Planning Permission is not final. The applicant has to approach the concerned Local Body for issue of Building Permit under the Local Body Act.
10. Applicant shall not commence construction without building approval from the Local Body concerned.
11. The Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos.6912 & 6913 of 2019.
12. 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 the order of continuance accorded for different stages by CMDA
13. The applicant has to comply all the conditions put forth by the Environmental clearance in the reference 10th cited.

Yours faithfully,

Name:

Designation:

Date: 05 January, 2024

For

Member Secretary

CMDA

Encl :

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

Copy To:

M/s Casagrand Premier Builder Ltd represented by its Authorised Signatory Thiru. Sumanth Krishna.R
5th Floor, NPL Devi Building,
New Door no 111, Old no. 59,
LB Road, Thiruvanmiyur,
Chennai – 600 041.

The Member Appropriate Authority,
108, Uthamar Gandhi Salai,
Nungambakkam, Chennai- 600034

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 Chairperson,
TNRERA
Door No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008

