

By RPAD



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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E-mail: mscmda@vsnl.com, Web site: www.cmdachennai.gov.in

Letter No. EC/C-II/15761/2016 Dated : 14.11.2016

To
The Commissioner,
Thiruverkadu Municipality,
Chennai.

Sir,

Sub: CMDA – Enforcement Cell (Central-II) - Renewal of Planning Permission for the construction of Group Development comprising 10 Residential Block + Club House Block + Community Hall totally 12 Blocks, Block No.1 to 10 consisting Still floor + 4 floors Residential Building with 768 dwelling units including Block No.10 with 128 dwelling units reserved for LIG Housing and Club House Block consisting Ground Floor + 3 floors and Community Hall Block consisting Ground Floor at S.No.24/1, 3A1A, 3A1B, 9, 10 & 26/3 of Sundarasholavaram village – Renewed - Final plan forwarded to Local body for issue of building License – Reg.

- Ref:**
1. Renewal of Planning Permission Application received on 17.10.2016.
 2. CMWSSB issued in Ir.No.CMWSSB/P&D/EE-III/SP/133 (12.13) / CMDA/2013 dated 28.3.2013.
 3. CMWSSB issued in Ir.No.CMWSSB/P&D/EE-III/SP/53 (12.13) / CMDA/2013 dated 20.2.2013.
 4. Letter No.MM/3465/2012 A1, dated 25.6.2012 received from the Tahsildar, Poopamallee Taluk.
 5. The Commissioner, Thiruverkadu Municipality letter No.116/2013/A1 dated 27.02.2013.
 6. The Chief Engineer, Public Works Department in letter No.T5 (3)/ 21936/2009 dated 16.2.2009.
 7. This Office DC advise letter No.B3/18003/2012 dated 8.5.2013.
 8. The Chief Engineer, Public Works Department in ref No.T5 (3)/ 22370/Culvert Permission/2013 dated 30.10.2013.
 9. Applicant Letter dt.04.11.2013

10. Earlier Planning Permission No.B/Spl.Bldg./401AtoS/2013, permit No.8379 in Letter No.B3/18003/2012dated 08.11.2013
11. This office DC advice letter even No. dt.01.11.2016
12. Applicant Letter dt.03.11.2016

The Renewal of Planning Permission Application received in the reference 1st cited, for the construction of Group Development comprising 10 Residential Block + Club House Block + Community Hall totally 12 Blocks; Block No.1 to 10 consisting Stilt floor + 4 floors Residential Building with 768 dwelling units including Block No.10 with 128 dwelling units reserved for LIG Housing and Club House Block consisting Ground Floor + 3 floors and Community Hall Block consisting Ground Floor at S.No.24/1, 3A1A, 3A1B, 9, 10 & 26/3 of Sundarasholavaram village has been examined and approved subject to the conditions imposed in the reference 7th cited.

2. Applicant accepted the conditions mentioned in the reference 7th cited and remitted the following charges at the time of obtaining earlier approval in the reference 10th cited.

i)	Development charges for land and building under Sec.59 of the T&CP Act, 1971	Rs. 13,00,000/- Receipt No.0666 dt.13.5.2013
ii)	Regularization charges	Rs. 26,77,000/- Receipt No. 0666 dt.13.5.2013
iii)	Security Deposit for Building	Rs.50,65,000/- Receipt No.080 dt.13.5.2013
iv)	Security Deposit for septic tank	Rs.8,28,000/- Receipt No.080 dt.13.5.2013
v)	Security Deposit for Display Board	Rs.10,000/- Receipt No.080 dt.13.5.2013
vi)	Infrastructure & Amenities charges	Rs. 2,80,50,000/- Receipt No. 0667 dt.13.5.2013

3. The applicant has also furnished an undertaking to abide by the terms and conditions put forth by CMDA in the reference 7th cited.

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 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 DR and enforcement action will be taken against such development.
5. Maintenance of septic tank with up flow filter system should take up by the promoter until it should be handed over to the formed residents welfare association.
6. The renewal of Planning Permission 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 Engineer / License Surveyor / Architect 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.
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 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.

8. Two sets of Renewed plans are numbered as B/Spl.Bldg./258 AtoS/2016 Planning Permit No.11096 are sent herewith. The Planning Permit is valid for the period from 08.11.2016 to 07.11.2019.
9. This approval is not final. The applicant has to approach the Commissioner, Thiruverkadu Municipality, for issue of building permit under the Local Body Act.
10. The local body is instructed to monitor the construction is carried out as per the approved plan. In case the construction is carried out in deviation to the approved plan the local body is instructed to take immediate enforcement action against the building.

Yours faithfully,


for MEMBER-SECRETARY
17/11/16

Enclosure

1. Two sets of renewed plans
2. Two copies of Planning Permit

Copy to:

1. M/s.S.R.R.Brickworks,
Rep. by Thiru.R.S.Munirathinam & others,
Plot No.2981, Z Block 1st Street,
13th Main Road, Anna Nagar,
Chennai - 40.
2. The Commissioner of Income Tax
No.108, Mahatma Gandhi Road,
Nungambakkam,
Chennai-34.
3. The Chief Engineer, CMWSSB,
No.1, Pumping Station Road, Chintadripet,
Chennai-2.