

C3(N)(MSB)

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	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
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Letter No. C3(N)/3798/2018 Dated : .10.2021

To

The Commissioner,
Greater Chennai Corporation,
"Ripon Buildings",
Chennai - 600 003.

Sir,

Sub: CMDA – Area Plans Unit - MSB (North) Division – Planning Clearance for the Additional construction of Stilt floor + 6 floors – "Puratchi Thalaivar Dr.M.G.R. Centenary Building" for office purpose to the existing Government Buildings within the DPI campus at Block No. 16, R.S. No. 91/1 of Nungambakkam village, Greater Chennai Corporation, Chennai applied by **the Director of School Education**, Directorate of School Education - Approved - Reg.

- Ref:
1. Planning Permission Application in MSB/2018/000049 dt.07.03.2018.
 2. Traffic Police NOC Letter Rc. No. Tr./License/573/12964/2018 dt.14.06.2018.
 3. DF & RS NOC Letter R.Dis. No.9460/C1/2018, PP.NOC. No. 77/2018 dt.14.06.2018.
 4. Agenda & Minutes of 242nd MSB Panel meeting held on 04.07.2018.
 5. TNSCZMA & Director of Environment Letter No. CRZ/DEE/TNPCB/CHN/DCZMA/ 2018 dt.06.07.2018.
 6. Applicant letter dated 12.07.2018.
 7. This office letter even No. dt.17.07.2018 to the applicant.
 8. Minutes of 34th Meeting of Heritage Conservation Committee held on 26.09.2018.
 9. Applicant Letter R.C. No. 46606/N2/E1/2017 dt.10.10.2018.
 10. This office letter even No. dt.04.09.2019 addressed to the Govt.
 11. Government Letter (Ms) No. 155, H&UD Department dt.16.10.2019.
 12. This office letter even no. dated 06.12.2019 to the applicant.
 13. Applicant letter dated 15.06.2020 & 20.11.2020.



14. This office letter even no. dated 06.10.2021 to the applicant.
15. Applicant letter dated 18.10.2021 along with revised site plan and undertakings.

The Planning Clearance Application received in the reference 1st cited from the **Director of School Education, Directorate of School Education** for the Additional construction of Stilt floor + 6 floors – “Puratchi Thalaivar Dr.M.G.R. Centenary Building” for office purpose to the existing Government Buildings within the DPI campus at Block No. 16, R.S. No. 91/1 of Nungambakkam village, Greater Chennai Corporation, Chennai has been examined and Planning Clearance is issued based on the Govt. order issued in the reference 11th cited subject to the usual conditions put-forth by CMDA including compliance of conditions put forth by Traffic Police, DF&RS, TNSCZMA and Heritage Conservation Committee in the references 2nd, 3rd, 5th and 8th cited. The Government have accorded approval for the proposed construction by relaxing Rule No.28(2) G pertaining to setback violations and Rule No.28(2) H pertaining to distance between Blocks.

2. The site under reference partly lies in CRZ-II area within 100 meters from Cooum River. Hence the proposal has to confirm the CRZ-II norms. Regarding CRZ Clearance, as the extent of built up area falling within CRZ area is less than 20,000 sq.m, TNSCZMA in the reference 5th cited citing the Proceedings No. P1/443/2011, dated 16.02.2012 in which powers have been delegated to Member Secretary, CMDA for grant approval for the construction of project equal to (or) less than 20,000 sq.m built up area wholly or partly falling in CRZ-II to CMDA and Greater Chennai Corporation. Accordingly, the Member Secretary has accorded CRZ Clearance as the proposed office building is less than 20,000 sq.m. of floor area under the delegation of powers given by the competent authority.

3. The site under reference covered under Heritage property list. The proposal was placed in the Heritage Conservation Committee held on 26.09.2018. *“The Committee took note of the existing heritage buildings surrounding the proposed development and the proposed widening of the abutting North – South Road to 18.00m. The Committee advised the PWD to restrict the proposed widening of the road to 12.00m instead of 18.00m road and leave at least 6.00m gap between the road and the Madras Literary Society Building to provide a foreground for the heritage building which is presently abutting the road and susceptible to damage by the vehicles using this road.*

The Committee also suggested PWD that the proposed building need not match with the existing heritage building as shown during the presentation instead it can be a

modern/ conventional building. The Committee in general suggested to maintain the area with adequate tree planting." Accordingly, the applicant has to comply the conditions put forth by the Heritage Conservation Committee.

4. The OSR area to an extent of 6742.30 sq.m shown in the approved plan shall be properly demarked and should be maintained as OSR area by the applicant without any other structures thereon. In this regard, the applicant has furnished an undertaking to maintain the OSR area without any structures.

5. The applicant has to comply with all the conditions stipulated in the NOCs/ revised NOCs issued by the Police (Traffic), DF&RS, and Clearance from Heritage Conservation Committee. The applicant has furnished an undertaking to abide by the terms and conditions put forth in the NOCs issued by Traffic Police and DF&RS in the reference 15th cited.

6. Applicant has to submit the necessary sanitary application directly to Metro Water 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 DR and enforcement action will be taken against such development.

7. 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 / License Surveyor / 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.

8. (i) Issuance of Planning Clearance by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing planning Clearance 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.

(ii) 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.

9. Applicant has to erect temporary lightning arrester during the entire construction phase of the project.

10. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority.

11. The Executive Authority of Local Body before issuing Building Permit for the construction of new building shall ensure if it has a provision in the building design itself for an insulated pipeline from the rooftop in the building to various distribution points where hot water is required. The new building shall have provision for continuous water supply to the solar water heating system. The new building shall also have open space on the roof top to receive direct sun light. The load bearing capacity of the roof shall atleast be 50 Kilogram per Sq.m. All new buildings shall have solar assisted water hearing system installed before they are utilized for business or other activity.

The capacity of solar water assisted water heating system to be installed shall be decided in consultation with the Executive Authority. The recommended minimum capacity shall not be less than 25 Litres per person per day for each bath room and kitchen subject to the condition that maximum of 50 percent of the total roof area is provided with the system as per norms to be fixed by the Tamil Nadu Energy Development Agency from time to time.

12. The applicant shall reserve 1/3rd open Terrace Area for erection of Solar Photo Voltaic Panel & Solar Water Heating System and the same has to be ensured before issue of Completion Certificate.

13. Two sets of approved plans, numbered as **Planning Clearance No. C/PC/MSB/03 (A to J)/ 2021 dated 28.10.2021** are sent herewith (**Planning Clearance No.14510**).

14. The Commissioner, Corporation of Chennai is requested to take necessary further action for issue of Building Permit under the Local Body Act.

15. This approval is not final. The applicant has to commence the project only after obtaining necessary Building Permit under the Local Body Act.

Yours faithfully,

for **MEMBER SECRETARY.**

Encl.:

1. Two sets of approved plans
2. Two copies of permit for planning clearance.

Copy To:

1. **The Director of School Education,**
Directorate of School Education,
DPI Campus, Chennai – 600 006.
(This approval is not final; you have to approach The Commissioner, Greater Chennai Corporation for issue of Building Permit).
2. ✓ The Deputy Planner, Enforcement Cell (N), CMDA, Chennai-8 *N.S. K. Sangeetha*
(with one set of approved plans)
3. The Commissioner of Income Tax,
No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-34.
4. The Director of Fire & Rescue Service P.B.No.776, Egmore, Chennai-8. (with one set of approved plans)



1. The Chief Engineer, CMWSB,
No.1 Pumping Station Road, Chintadripet, Chennai-2.
2. The Additional Commissioner of Police (Traffic),
Egmore, Chennai-8.
3. The Chief Engineer, TNCB, Chennai-2.