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**BY REGISTERED POST WITH ACK.DUE**

	<p align="center"> <b>CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY</b>          Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,          Chennai - 600 008          Phone : 28414855 Fax: 91-044-28548416          E-mail: <a href="mailto:mscmda@tn.gov.in">mscmda@tn.gov.in</a>          Web site: <a href="http://www.cmdachennai.gov.in">www.cmdachennai.gov.in</a> </p>
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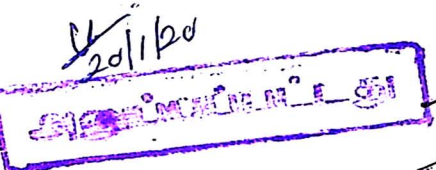
Letter No.C3 (S)/19234/2016

Dated: 01.01.2020

To  
**The Commissioner,**  
 Greater Chennai Corporation,  
 Chennai – 600 003.  
 Sir,

Sub: CMDA – Area Plans Unit – MSB (South) Division – Planning Clearance Application for the construction of GF+8 floors Boys Hostel building and GF+6 floors Ladies Hostel building and GF+2 floors boys Hostel building at Jawharlal Nehru Salai & Cipet Hostel Road, Thiru.vi.ka Industria Estate, Guindy, Chennai-600 031 bearing T.S.No. 67pt, 70pt, 71pt, 72pt, 73pt, 74pt, 75, 76pt, 77pt & 79pt Block No.4 of Alandur village, applied by **Central Institute of Plastic Engineering (CIPET)** – Approved - Reg.

- Ref:
1. Planning Clearance Application received in the APU No.MSB/0631/ 2016, dated 30.08.2016.
  2. The Director & Head, Central Institute of Plastic Engineering in letter No. CIPET/CHN/Admn/Civil/CMDA /2016-17, dated 22.12.2016.
  3. NOC from Police (Traffic) in letter Rc.No.Tr./Licence /423/9290/2017 Dated: 11.05.2017.
  4. Minutes of the 242<sup>nd</sup> MSB Panel meeting held on 04.07.2018.
  6. This office letter even No. dated ~~01.10.2018~~ <sup>3.10.2018</sup> addressed to the Government
  8. Government letter No.09, H&UD Dept., dated 11.01.2019.
  12. The Principal Director & Head, Central Institute of Plastic Engineering in letter CIPET/CHN/Hostel/Civil/CMDA, dated 17.09.2018.
  13. NOC received from DF&RS in letter R.Dis. No. 15479 /C1 /2018, NOC No.153/2018, dated 27.11.2018.
  9. NOC from CMRL in letter No. CMRL/NOC/626/18/2019-dated 08.07.2019.

20/1/20  




10. The Principal Director & Head, Central Institute of Plastic Engineering in letter CIPET letter No. CIPET/CHN/Civil CMDA/2019-2020, dated 30.07.2019, 12.07.2019, 16.08.2019, 21.08.2019, 10.10.2019, 04.10.2019, 05.11.2019 & 20.11.2019

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The Planning Clearance Application for the construction of GF+8 floors Boys Hostel building and GF+6 floors Ladies Hostel building and GF+2 floors boys Hostel building at Jawharlal Nehru Salai & CIPET Hostel Road, Thiru.vi.ka Industria Estate, Guindy, Chennai-600 031 bearing T.S.No. 67pt, 70pt, 71pt, 72pt, 73pt, 74pt, 75, 76pt, 77pt & 79pt Block No.4 of Alandur village, applied by the **Central Institute of Plastic Engineering (CIPET)** has been examined and Planning Clearance issued based on the Govt. order issued in the reference 6<sup>th</sup> cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by Traffic Police, DF&RS & CMRL in the reference 3<sup>rd</sup>, 8<sup>th</sup>, 9<sup>th</sup> cited and subject to the following condition.

**“Open Space Reservation area shown in the plan shall be earmarked and kept open to sky without any construction and the area should be utilized only as a park and not as playground and maintained by the applicant subject to the supervision and monitoring of the concerned local body”.**

2. The applicant has also furnished an undertaking to abide by the terms and conditions put forth by CMDA and also accepting the conditions put forth by DF & RS and Police (Traffic) in the reference 10<sup>th</sup> cited.

3. In respect of water supply, it may be possible for Metro Water to extend water supply to a single sump for the above premises for the purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 10 lpcd. In respect of requirements of water for other uses, the promoter has to ensure that he can make alternate arrangements. In this case also, the promoter 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 applications. It shall be ensured that all wells, overhead tanks and septic tanks are hermitically sealed with proper protected vents to avoid mosquito menace. Non provision of rain water harvest structures as 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 II and enforcement action will be taken against such development.

4. (i) Planning Clearance 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. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority

(ii) 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 Clearance issued under the

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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. 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.

5. (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.

06/01/2020 6. Two sets of approved plans, numbered as **C/PC/MSB/01 A TO K/2020**, dated ~~12-2019~~ are sent herewith (Planning Clearance No. 13202).

7. The approval is not final. The applicant has to approach the Greater Chennai Corporation for issue of building clearance under the respective local bodies only after which the proposed construction can be commenced.

8. Applicant must obtain all the mandatory NOC's/clearances from the appropriate authorities for the proposal, and also to comply with the conditions in the NOC'S/Clearances.

9. Temporary lightening arrestor must be in place till the regular lightning arrester is erected.

10. The applicant shall provide Solar Photo Voltaic System in the terrace floor (1/3<sup>rd</sup>) as shown in the terrace floor as per the G.O.Ms.No.17, H&UD Dept., dt. 5.02.2016.

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

Yours faithfully,

for **MEMBER-SECRETARY.**  
06/01/2020  
02/01/2020  
02/01/2020

**Encl :**

- 1. Two copies approved plan



2. Two copies of planning clearance
3. Copy of GO in the reference 6<sup>th</sup> cited.

Copy to:

1. **The Director & Head, M/s. Central Institute Of Plastics Engineering & Technology,**  
Thiru.Vi.Ka.Industrial Estate, Guindy, Chennai 600 032  
(This approval is not final; you have to approach The Commissioner, Corporation of Chennai for issue of Building Permit)  
2. The Deputy Planner, Enforcement Cell (C), CMDA, (With one set of approved plans)  
Chennai-8  
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, (With one set of approved plans)  
Egmore, Chennai-8.
5. The Chief Engineer, CMWSSB, No.1 Pumping (With one set of approved plans)  
Station Road, Chintadripet, Chennai-2
6. The Additional Deputy Commissioner of Police  
(Traffic), Kilpauk, Chennai-10.
7. The Chief Engineer, TNEB, Chennai-2.
8. **Thiru. N.Balachander,** BY SPEED POST  
Registered Architect,  
No.14, College Road, Chennai 600 006.
9. **Thiru. S.Senthil,** (Structural Engineer) BY SPEED POST  
No.700, LIG Plot, 8<sup>th</sup> Main Road,  
Mogappair, Chennai – 600 037.

Received.  
Sh  
(S. Vellaalurai)  
Sr. Officer (P&R)  
10/01/2020