

**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)/4058/2016**

**Dated: .12.2017**

To

**The Commissioner**

Greater Chennai Corporation

Ripon Building

Chennai – 600 003.

Sir,

Sub: CMDA – Area Plans Unit - MSB (South) Division – Planning Permission for the conversion of Ground floor+3 floor school building in to Nursing Home & additional construction of 4<sup>th</sup> floor & 5<sup>th</sup> floor in Block No.15, to the existing school & orphanage campus consist of 14 blocks at No.16, Dr.B.N.Narasimhan Road, and No.54, Vijayaragava Road, and Girippa road, T.Nagar, in T.S.No.4853/3 block No.111, of T.Nagar Village, Chennai, applied by **The Honanary Secretary, M/s. Anjuman-e-Himayath-e-Islam** - Approved and forwarded to local body for issue of building license - Regarding.

- Ref:
1. This office refusal letter No.C3/2923/2014, dated 19.05.2014.
  2. Appeal petition addressed to the Government by the applicant in letter dated 02.06.2014.
  3. Government order in G.O. (3D)No. 73 H&UD(UD-V) dept, dated 31.12.2015.
  4. Applicant letter dated 21.7.2016, 02.09.2016, 21.01.2017 & 01.02.2017.
  5. NOC received from DF&RS in letter R.Dis No. 3103/C1/2014, PP NOC No.44/2014, dated 08.04.2014.
  6. NOC received from AAI in letter No.CHEN/SOUTH/B/112316/183549, dated 23.11.2016.
  7. Applicant letter dated 04.05.2017.
  8. NOC received from Police (Traffic) in letter Rc.No./Tr/Licence /274/6047/2017, dated 9.05.2017.
  9. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and The Government letter No.TNRERA/261/2017, dated 09.08.2017.
  10. This office DC letter even no. dated 12.07.2017.
  11. Applicant letter dated 24.08.2017 with undertakings and 17.10.2017.

The Planning Permission for the conversion of Ground floor+3 floor school building in to Nursing Home & additional construction of 4<sup>th</sup> floor & 5<sup>th</sup> floor in Block No.15, to the existing school & orphanage campus consist of 14 blocks at No.16, Dr.B.N.Narasimhan Road, and No.54, Vijayaragava Road, and Girippa road, T.Nagar, in T.S.No.4853/3 block No.111, of T.Nagar Village, Chennai has been examined and Planning Permission is issued based on the Government order in the reference 3<sup>rd</sup> cited subject to the usual conditions put forth by CMDA

in reference 10<sup>th</sup> cited, including compliance of conditions imposed by the Government agencies in the reference 5<sup>th</sup>, 6<sup>th</sup> and 8<sup>th</sup> cited, with the following condition

**NOC from Air Force to be submitted before applying completion certificate.**

2. The applicant has remitted the following charges in the reference 11<sup>th</sup> cited vide receipt No. B 005128, dated 12.07.2017.

Sl.No	Charges/Fees/Deposits	Total Amount
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs. <b>2,00,000/-</b> (Rupees Two Lakh Only)
ii)	Balance Scrutiny fee.	say <b>Rs.30,000/-</b> (Rupees Thirty Thousand only)
iii)	Security Deposit for Building	Rs. <b>91,00,000/-</b> (Rupees Ninety One lakhs only)
iv)	Security Deposit for Display Board	Rs. <b>10,000/-</b> (Rupees Ten Thousand only).
v)	Infrastructure & Amenities charges	Rs. <b>1,56,20,000/-</b> (Rupees One Crore Fifty Six lakh and Twenty Thousand only)

3. The applicant has also furnished a Banker Cheque for a sum of Rs.**30,60,000/-** (Rupees Thirty Lakh and Sixty Thousand only) No.171305, dated 21.07.2017 drawn at SBI, Second line Beach, Chennai in favour of the Managing Director, CMWSSB towards Infrastructure Development Charge.

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

5. The applicant has to submit the necessary sanitary application directly to CMWSSB and only after due sanction he can commence the internal sewer works.

6. In respect of water supply, it may be possible for CMWSSB to extend water supply for the purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 10(ten) 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. 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.



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, 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 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.

8. 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.

9. **As per G.O.Ms. No. 17 H & UD (UD-4(3) Department dated 05.02.2016,** installation of the Solar Photo Voltaic Panel system shall be mandatory and the same shall be provided with minimum 1/3<sup>rd</sup> of the total Terrace area by the applicant.

**10. The project 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.**

11. Applicant shall not commence construction without building approval from the local body concern. Applicant also has to erect temporary lightning arrester during the entire construction phase of the project.

12. Two sets of approved plans numbered as **C/PP/MSB /59 (A to M)/2017, dated .12.2017 in Planning Permit No.11187** are sent herewith. The Planning Permit is valid for the period from **.12.2017 to .12.2022.**

13. This approval is not final. The applicant has to approach the Commissioner, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

Yours faithfully,

OLC

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20/12/17

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for **MEMBER-SECRETARY**

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25/12/17

Handwritten signature and date 25/12/17.

- Encl:** 1) Two sets of approved plans  
2) Two copies of Planning Permit

**Copy to:**

1.	<b>The Honorary Secretary, M/s. Anjuman-e-Himayath-e-Islam, No.16, B.N.Reddy Road, Off Vijayaraghava Road, T.Nagar, Chennai - 600 017</b>	
2.	<b>The Deputy Planner, Enforcement Cell (South), CMDA, Chennai-600 008.</b>	(With one set of approved plans)
3.	<b>The Director of Fire &amp; Rescue Service No.1, Greams Road, Chennai-600 006.</b>	(With one set of approved plans)
4.	<b>The Additional Commissioner of Police (Traffic), Greater Chennai, Vepery, Chennai-600 007.</b>	
5.	<b>The Chief Engineer, CMWSSB, No.1 Pumping Station Road, Chintadripet, Chennai-600 002.</b>	
6.	<b>The Chief Engineer, TNEB, Chennai-600 002.</b>	
7.	<b>The Commissioner of Income Tax No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-600 034.</b>	
8.	<b>Thiru K.Jamal Mohideen, Architect, RJ Architects Pvt.Ltd, No.15, 54<sup>th</sup> Street, Ashok Nagar, Chennai 600 083.</b>	<b>BY SPEED POST</b>
9.	<b>Thiru. Viqar Ahmed, Structural engineer, Old No.14, New No.31, Besent Avenue, Adayar, Chennai – 600 020.</b>	<b>BY SPEED POST</b>
10.	<b>Thiru.M.Arunachalam, No. 4/2700, Ottiyampakkam Main Road, Arasankalani, Sithalapakkam, Chennai – 600 126.</b>	<b>BY SPEED POST</b>

4/1/2016

