



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

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Letter No. C4/ 11060 /2017

Dated: 20.03.2018

To

The Principal Chief Engineer
Greater Chennai Corporation
Ripon Building
Chennai

Sir,

Sub: CMDA - Area Plans Unit - 'B' Channel (Central Division) - Planning Permission for the proposed construction of Basement floor (Grain storage) + Ground floor (Grain storage, Restaurant & Shop) + 1st floor (Grain storage, Bank & Shop) + 2nd floor (Grain storage), Commercial building at Plot No. – B. S.No. 164/1pt, 2pt, 3pt, 165pt, 166/2pt, 180/1pt, 2pt, 3pt, T.S.No. 8pt, Block No. 37, T.S.No. 1pt, 2/1pt, Block No. 38 of Koyambedu village, Chennai – Approved - Regarding.

- Ref.:
1. Your PPA received in U.O. Note No. L1/19952/2015 dated 02.08.2017 received from Layout division of CMDA.
 2. G.O.Ms.No.161, H&UD Dept. dated 9.9.2009.
 3. G.O.Ms.No.86, H&UD Dept. dated 28.3.2012.
 4. G.O.Ms.No.303, H&UD Dept. dated 30.12.2013 (TNGG Notification dated 29.1.2014).
 5. G.O.Ms.No.17, H&UD Dept. dated 5.2.2016.
 6. G.O.Ms.No.135, H&UD Dept. dated 21.07.2017.
 7. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
 8. G.O.(3D).Ms.No.95, H&UD Department dated 18.5.2017.
 9. Govt. letter No.6188/UD4(3)/2017-8, H&UD Dept. dated 13.6.2017.
 10. U.O.Note No. SEII / CW /DB / F. 4749 / 2013 dated 29.11.2017.
 11. This Office letter even No. Dated. 30.01.2018 & 21.2.2018.
 12. This office DC advice letter even No. dated 06.11.2017
 13. U.O.Note No.K1 /3039 /2014 Dated. 18.12.2017, 13.02.2018 & 05.03.2018

The Planning Permission Application for the proposed construction of Basement floor (Grain storage) + Ground floor (Grain storage, Restaurant & Shop) + 1st floor (Grain storage, Bank & Shop) + 2nd floor (Grain storage), Commercial building at Plot No. – B. S.No. 164/1pt, 2pt, 3pt, 165pt, 166/2pt, 180/1pt, 2pt, 3pt, T.S.No. 8pt, Block No. 37, T.S.No. 1pt, 2/1pt, Block No. 38 of Koyambedu village, Chennai was examined and found approvable, as per the plans submitted by the applicant directly to this office.

2. The applicant has remitted the following charges subject to the conditions stipulated in the reference 12th cited.

i) Development Charges	Rs. 1,28,000/- (Rupees One lakh twenty eight thousand only)
ii) Scrutiny Charges	Rs. 16,960/-/ (Rupees Sixteen thousand nine hundred and sixty only)
iii) Regularization Charges	-Nil-
iv) Shelter Fee	Rs. 16,92,910/-/ (Rupees sixteen lakhs ninety two thousand nine hundred and ten only)
v) Infrastructure and Amenity Charges	Rs. 22,57,210/- (Rupees twenty two lakhs fifty seven thousand two hundred and ten only)
vi) Security Deposit for Building	Rs. 12,80,000/- (Rupees Twelve lakhs eighty thousand only)

vide challan No. B006252, dated 19.12.2017

3. The Planning Permission is issued subject to the following conditions:

- i) In the Open Space within the site to the extent feasible trees be planted and the existing trees preserved by the applicant.
- ii) To ensure that the plans for the new buildings will incorporate the approved designs for mosquito proof over had tanks and wells.
- iii) Non provision of Rain Water Harvest structures as 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 DR and Enforcement action will be taken against such development.

4. The Planning Permission for Building is issued in accordance with the Provisions of the Town and Country Planning Act, 1971 and the rules made thereunder. This Provision does not cover the Structural Stability aspect of the building including 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 the Tamil Nadu Town and 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 the construction and also for its continued structural stability of the buildings.

5. 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.

6. (i) The recommendations / conditions as stipulated by the Hon`ble Justice Sampath Commission Report including Building Norms as per G.O.Ms.No.131, School Education (B) Department dated 10.8.2006 vide in the 2nd cited shall be strictly adhered.
- (ii) Solar Energy capture provision shall be strictly adhered as per G.O.(Ms.)No.17, H&UD [UD4(3)] Department dated 5.2.2016 in the reference 6th cited.

7. The approved plans are numbered as **Planning Permit No. C/9696/03 - A to E/2018 dated 20.03.2018** and two copies of the same along with two copies of the Planning Permit are enclosed herewith for taking further action in this regard. The **Planning Permit** is valid from **20.03.2018 to 19.03.2023**

8. This approval is not final. The applicant should approach the **Greater Chennai Corporation** to issue the **Building Permit**.

Yours faithfully,

[Handwritten Signature]
21/3/2018
for MEMBER-SECRETARY
[Handwritten Initials]
21/3/18

Encl: 1. 2 copies of approved Plan.
2. 2 copies of the Planning Permit.

Copy to:

1. The Chief Executive Officer,
C.M.D.A.
Chennai -600 008
2. The Senior Planner
Enforcement Cell
CMDA, Chennai - 600 008.
(with a copy of the approved plan)
3. The Member,
Appropriate Authority,
108, Uthamar Gandhi Salai,
Nungambakkam, Chennai - 600 034.
4. The Commissioner
Income Tax Dept., (Investigation).
No.168, Uthamar Gandhi Salai
Nungambakkam, Chennai - 600 034.
5. The Chief Planner,
Area Plans Unit,
CMDA, Chennai - 600 008.