



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,  
Chennai - 600 008  
Phone : 044 28414855 Fax: 91-044-28548416  
E-mail: [mcmda@tn.gov.in](mailto:mcmda@tn.gov.in)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)



Letter No.C4/17656/2016 Dated: .10.2017

To

Be

The Principal Chief Engineer,  
Greater Chennai Corporation,  
Ripon Building,  
Chennai - 3.

Sir,

Sub: CMDA - Area Plans Unit - 'C' Channel (I&I) - Planning  
Permission Application for the proposed construction of Ground  
Floor + 2 Floors School Building in S.No.10/1B and 11/2 of  
Ayyappanthangal Village, Chennai - Approved regarding - Reg.

- Ref:
1. Your PPA received in SBC No.INST/2016/000789,  
dated: 17.11.2016. ✓
  2. G. O.(Ms) No.131, School Education (B) Department,  
dated: 10.08.2006.
  3. G.O.Ms.No.161, H&UD Dept. dated 9.9.2009.
  4. G.O.Ms.No.86, H&UD Dept. dated 28.3.2012.
  5. G.O.Ms.No.303, H&UD Dept. dated 30.12.2013 (TNGG  
Notification dated 29.1.2014).
  6. G.O.Ms.No.17, H&UD Dept. dated 5.2.2016.
  7. Minutes of the Special Sanction Committee Meeting held on  
28.1.2017.
  8. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
  9. Govt. letter No.6188/UD 4(3)/2017-8 received from H&UD  
Dept. dated 13.6.2017.This office DC advice letter even No.  
dated 24.08.2017 addressed to the applicant.
  10. G.O.Ms.135 H & UD (SC1-2) department, dated: 21.07.2017.
  11. This office DC advice letter even No. dated: 24.08.2017  
15.09.2017 addressed to the applicant.
  12. Applicant letter dated: 12.09.2017, 27.09.2017 & 04.10.2017.

The Planning Permission Application received in the reference 1<sup>st</sup> cited for the proposed construction of Ground Floor + 2 Floors School Building in S.No.10/1B and 11/2 of Ayyappanthangal Village Chennai was examined and found approvable, as per the plans submitted by the applicant directly to this office.

The applicant has remitted the following charges subject to the conditions stipulated in the reference 11<sup>th</sup> cited.

vide receipt No. B005423, dated: 29.08.2017 and B005679, dated: 26.09.2017.

Sl. No.	Description	Amount	Remitted in Receipt No.
1	Development Charges	Rs.32,000/- (Rupees Thirty Two Thousand only) ✓	B-005423, dated: 29.08.2017 ✓
2	Scrutiny Fee	Rs.6,000/- (Rupees Six Thousand only) ✓	B-005423, dated: 29.08.2017 ✓
3	Regularization Charges for Land	Nil ✓	
4	Security Deposit for Building	Rs.8,80,000/- (Rupees Eight Lakhs and Eighty Thousand only) ✓	B-005423 dated: 29.08.2017 ✓



5	I&A Charges	Rs.13,45,000/- (Rupees Thirteen Lakh and Forty Five Thousand/only)	B-005423 Dated: 29.08.2017
6	OSR Charges	NIL	--
7	Premium FSI Charges	NIL	--
8	Caution Deposit for IT Developments	NIL	--
9	Shelter fund charges	Rs.10,08,750/- (Rupees Ten lakhs eight thousand seven hundred and fifty only)	B-005679, Date 26.09.2017
	Total	Rs.32,71,750/-Rupees Thirty Two Lakhs Seventy one Thousand and seven hundred and fifty only)	

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 head 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 DCR and Enforcement action will be taken against such development.

4. 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.

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: 10.08.2006 vide in the reference 2<sup>nd</sup> cited shall be strictly adhered.

ii) Solar Energy capture provision shall be strictly adhered as per G.O.Ms.No.17, H&UD Dept, dated 5.2.2016 in the reference 6<sup>th</sup> Cited.

c/9687/51-



7. The approved plans are numbered as Planning Permit No. ~~C/9687/2017~~ A to D /2017, dated 26.10.2017 and two copies of the approved plans along with two copies of the planning permit are enclosed herewith for taking further action in this regard. The Planning Permit is valid from 25.10.2022.

8. This approval is not final. The applicant has to approach Chennai Corporation for issue of Building Permit.

Yours faithfully,

o/c

*[Signature]*  
26/10/17

for MEMBER-SECRETARY.

*[Signature]*  
27/10/17

*[Signature]*  
26/10/17

Encl: 1. 2 copies of approved plan.  
2. 2 copies of the planning permit.

Copy to: 1. Thiru.J.Purushothaman,  
No.109, S-Block, 6<sup>th</sup> Main Road,  
Anna Nagar,  
Chennai – 600 040.

*[Signature]*  
/u

2. The Senior Planner,  
Enforcement Cell,  
CMDA, Chennai-8.  
(with a copy of approved plan).
3. The Member.  
Appropriate Authority,  
108, Uthamar Gandhi Salai,  
Nungambakkam, Chennai-34.
4. The Commissioner,  
Income Tax Dept., (Investigation),  
168, Uthamar Gandhi Salai,  
Nungambakkam, Chennai-34.

Sn.23.10.