



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008

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Letter No. C4/21597 /2018

Dated: 25.06.2019

To

The Executive Officer,
Mangadu Town Panchayat
Mangadu,
Chennai

Sir,

Sub: CMDA - Area Plans Unit - B Channel (Central) - Planning Permission for the proposed additional construction of Primary School building, Block 2 – Ground Floor, School building and Block 3 – proposed Ground Floor + First Floor, Staff Quarters to the existing approved Block 1 – Ground Floor + First Floor School building at Rangunathapuram main road in R.S.Nos. 88/4A, 88/4B, 88/4C & 93/2 of Mangadu village – Approved - Regarding.

- Ref.:**
1. Your PPA received in No. INST/2018/000579 dated 30.11.2018.
 2. G.O.Ms.No.303, H&UD Dept. dated 30.12.2013 (TNGG Notification dated 29.1.2014).
 3. G.O.Ms.No.17, H&UD Dept. dated 5.2.2016.
 4. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
 5. H&UD Dept. Lr.No.6188 / UD4(2)/2017 -8 dt.13.6.2017.
 6. Earlier Planning Permission No. C/C4/P/34/A-E/2010 in letter No. C4/3183/2010 dated 24.09.2010.
 7. Earlier PP approved vide PP.No.C/8429/10 A & B /2014 in letter no. C4/1167/2013 dated 28.3.2014.
 8. This office DC advice letter even No. dated 16.04.2019.
 9. PWD letter No. DB/T5 (3)/F-011358-Inundation-Mangadu/ 2018/ M/23.11.2018.
 10. WP (MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 /2019 dated 12.04.2019.
 11. Applicant letter dated 19.06.2019.

The Planning Permission for the proposed additional construction of Primary School building, Block 2 – Ground Floor, School building and Block 3 – proposed Ground Floor + First Floor, Staff Quarters to the existing approved Block 1 – Ground Floor + First Floor School building at Rangunathapuram main road in R.S.Nos. 88/4A, 88/4B, 88/4C & 93/2 of Mangadu village 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 8th cited in Receipt No. B0011697 dated 20.05.2019.

Sl No.	Description	Charges worked out for this PPA	Charges/Deposits already paid in file No.C4/1167/2013	Balance amount remitted
i)	Development charges for land and Building under Sec.59 of T&CP Act 1971	Rs.45,000/-	Rs.40,000/- Rt.No.05388 dt.5.3.2014	Rs. 5,000/-
ii)	Scrutiny Fee	Rs.8,200/-	--	Rs.8,200/-
iii)	Regularisation charges	NIL	Rs.3,56,000/- Rt.No.05388 dt.5.3.2014	NIL
iv)	Security Deposit for building	Rs.6,60,000/-	Rs.3,82,000/- Rt.No.SD/655 dt.5.3.2014	Rs.2,78,000/-
v)	Infrastructure and Amenity charges for additional area	Rs.3,54,000/-	Earlier Appd. Area Adjusted	Rs.3,54,000/-
vi)	Shelter Fee	NIL	NIL	NIL

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.

6. 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.

7. The recommendation/condition as stipulated by Hon'ble Justice Sampath Commission report including Building Norms as per G.O.M.s.No.131, School Education (B) Department dated 10.8.2006, shall be strictly adhered.

8. PWD conditions in the reference 9th cited shall be strictly adhered.

9. As per G.O.Ms.No.152, H & UD (UD1) Department dated 23.08.2017, installation of the Solar Photo Voltaic System shall be mandatory and the same shall be provided with minimum 1/3rd of the total terrace area by the applicant.

10. The approved plan sets are numbered as **Planning Permit No. C / 12073 / 21 A to E / 2019 dated 25.06.2019** and two sets 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 **25.06.2019 to 24.06.2024**.

11. This approval is not final. The applicant should approach the Mangadu Town Panchayat to issue the **Building Permit**.

12. Further, the Planning Permission issued under the New TNCD&BR, 2019 is subject to outcome of the Honorable High Court Order in the reference 10th cited.

Yours faithfully,

H. Shreeganesh
25/6/19
for PRINCIPAL SECRETARY/
MEMBER-SECRETARY.

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

Copy to:

1. St. Ann's Matriculation School,
88/4A, Ragunathapuram Main Road,
Mangadu,
Chennai – 600 122.
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.