

Bel



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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E-mail: mcmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. C4/6370/2018

Dated : 05.7.2018

To

The Commissioner
Kundrathur Panchayat Union
Kundrathur
Chennai

Sir,

Sub: CMDA - Area Plans Unit - 'B' Channel (Central Division) - Planning Permission Application for the proposed construction of Ground Floor + 2 Floors ^{Higher Secondary} School Building in S.No.141/2B1A, 163/1, 163/2, 165/1A, 168/1A, 169, 170/1, 171, 172 & 173/2 of Paraniputhur Village, Chennai - Approved - Regarding.

1. PPA received in SBC No.INST/2018/191 dated ~~19.8.2016~~ ^{20.4.18}
2. G.O.Ms.No.131, School Education (B) Department dated 10.8.2006.
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. G.O.Ms.No.85, H&UD Dept. dated 16.5.2017.
8. Govt. letter No.6188/UD4(3)/2017-18 dated 13.6.2017.
9. G.O.Ms.No.135, H&UD Dept. dated 21.7.2017.
10. PWD letter No.T1/141/Paraniputhur dated 29.8.2016.
11. NOC issued by PWD, Chepuak, Chennai-5 in letter No.DB/T5(3)/F-000206 & 001769 - Inundation - Paraniputhur Mata / 2017 / CMDA dated 12.3.2018.
12. Letter No.DB/JDO_1/F.1917 NOC/2016 dated 17.10.2016.
13. This office DC advice letter even No. dated 6.6.2018
14. Applicant letter dated 29.6.2018.

The Planning Permission Application received in the reference 1st cited for the proposed construction of Ground Floor + 2 Floors ^{Higher Secondary} School Building in S.No.141/2B1A, 163/1, 163/2, 165/1A, 168/1A, 169, 170/1, 171, 172 & 173/2 of Paraniputhur 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 ¹³ cited.

i)	Development Charges	Rs.1.10,000/- (Rupees One Lakh and Ten Thousand only)
ii)	Scrutiny Charges	Rs.20,000/- (Rupees Twenty Thousand only)
iii)	Regularization Charges	Rs.6.15,000/- (Rupees Six Lakh and Fifteen Thousand only)
iv)	Infrastructure and Amenity Charges	Rs.47,98,000/- (Rupees Forty Seven Lakh and Ninety Eight Thousand only)
v)	Security Deposit for Building	Rs.27,40,000/- (Rupees Twenty Seven Lakh and Forty Thousand only)
vi)	Security Deposit for STP	Rs.2,56,000/- (Rupees Two Lakh and Fifty Six Thousand only)
vii)	Shelter Fund	Rs.35,98,500/- (Rupees Thirty Five Lakh Ninety Eight Thousand and Five Hundred only)

vide challan No.B00 ⁷⁴⁴⁸, dated 12.6.2018 .

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 DCR and Enforcement action will be taken against such development.

4. The Planning Permission for Buildings 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.

5. As far as the Structural Stability aspect of the building is concerned, if fails 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.

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 recommendation / condition 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.
- (iii) The applicant should ^{strictly adhere} abide the conditions put forth in the references 10th, 11th and 12th cited.
- (iv) The applicant should modify the constructed culvert to its width as per already approved letter No.T1/141/Paraniputhur/29.8.2016 and agreement signed with the Executive Engineer, PWD, WRD, Kosasthalaiyar Basin Division, Thiruvallur vide letter No.DB/JDO-1/F-1917/NOC/2016/17.10.2016 according to measurement specified in the Revenue Records (FMB) in the present of Revenue and PWD/WRD Officials before commencing any development activity in the above proposed land.
- (v) CMDA ^{shall} should issue the Completion Certificate only after obtaining Compliance Certificate ~~NOC~~ from PWD / WRD.

7. The approved plans are numbered as **Planning Permit No.C/12019/ A to F/2018** dated **05.7.2018** 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 **05.7.2018 to 4.7.2023**.



8. This approval is not final. The applicant should approach the **Commissioner, Kundrathur Panchayat Union** to issue the **Building Permit**.

Yours faithfully,

o/c
5-7-18
for PRINCIPAL SECRETARY /
MEMBER-SECRETARY

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

1/5/18 *18/05/18*

Copy to:

1. M/s.Mata Amirtanandamayi Math
Rep. by Brahmachari Vinayamrita Chaitanya
No.134B, Arcot Road, Virugambakkam, Chennai – 600 092
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.

BP
13/7/18