

By RPAD

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

Letter No.PP/INST/C/ 445 /2019

Dated: 24.01.2020

To
The Commissioner,
Poonamallee Panchayat Union,
Chennai.

Sir,

- Sub: CMDA - Area Plans Unit - B Channel (Central) - Planning Permission for the Additional and proposed construction of Ground floor + 3 floors, School building at Meppur Road, Poonamallee, Chennai comprised in S.No.46/2 of Agarammel village within the limit of Poonamallee Panchayat Union – Approved - Regarding.
- Ref.: 1. Your PPA received in No. SBC No. PP/INST/C/445/2019 dated 25.06.2019.
2. G.O.Ms.No.131 School Education (B) Dept.dt.10.08.2006
3. G.O.Ms.No.161, H&UD Dept., dt.09.09.2009
4. G.O.Ms.No.86, H&UD Dept., dt.28.03.2012
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 Department dated 16.5.2017.
8. G.O.(30)Ms.No.95, H&UD Department dated 18.05.2017.
9. H&UD Dept. Lr.No.6188 / UD4(2)/2017 -8 dt.13.6.2017.
10. This office letter even no. dated 18.07.2019 for GLV to Sub-Registrar, Poonamallee, Chennai.
11. Sub-Registrar Poonamallee, Chennai letter no.10/ 2019 dated 22.07.2019.
12. This office DC advice letter even No. dated 31.07.2019.
13. Applicant letter dated 14.10.2019, 25.11.2019.
14. This office letter even no. dated 20.11.2019.
15. Earlier PP was issued in C/5633/38 A to C/2010 in letter no.C4/16877/2009 dated 2.12.2010.

The Planning Permission for the Additional and proposed construction of Ground floor + 3 floors, School building at Meppur Road, Poonamallee, Chennai comprised in S.No.46/2 of Agarammel village within the limit of Poonamallee Panchayat Union 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 10th cited in Receipt No. B0013600 dated 16.08.2019.

i)	Development charges	Rs.37,000 /- (Rupees Thirty seven thousand only)
ii)	Scrutiny Fee	Rs. 10,000 /- (Rupees Ten thousand only)
iii)	Security Deposit for the proposed (building) Development	Rs.10,47,000 /- (Rupees Ten lakhs forty seven thousand only)
iv)	Infrastructure and Amenity charges for difference area	Rs.19,24,000 /- (Rupees Nineteen lakhs twenty four thousand only)
v)	Shelter Fee	Rs.58,000 /- (Rupees Fifty eight thousand only)

Note: Earlier PP issued in reference 15th cited has been cancelled.

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. As per G.O.Ms.No.17, H & UD 4(3) Department dated 05.02.2016, 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.

9. Open space reservation to be maintained by the owner concerned subject to the supervision and monitoring of the concern Local body.

10. The approved plan sets are numbered as **Planning Permit No. C / 13109 / 3 A to G/ 2020 dated 24.01.2020** 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 24.01.2020 to 23.01.2025**.



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

Yours faithfully,

[Handwritten Signature]
24/11/2020

for MEMBER-SECRETARY.

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

Copy to:

1. M/s.Vivekanada Educational Society,
Rep.by Chakravarthi,
H - Block, Krishna Apartments,
1053, Poonamallee High Road,
Purasaiwalkam, Chennai -84.
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.

