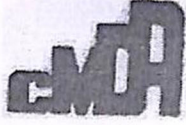


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PP/INST/C/0687/2020

BY RPAD



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/0687 /2020

Dated: .04.2021

To

The Principal Chief Engineer
Greater Chennai Corporation
Ribbon Building,
Chennai – 600 003.

Sir,

Sub: CMDA - Area Plans Unit – (B Channel - Central Division) –
Planning Permission for the proposed construction of Institution
Building with 2 Blocks, Block 1 – Ground Floor +2 Floors School
Building and Block 2 – Stilt Floor + 5 Floors College Building at
Old Door No. 38, New Door No.21, A.V.Meyyappan Road,
Vadapaani, Chennai – 26 comprised in Old S.No.188 Part, 188/1
Part & 188/2 Part, T.S.No.19/3 & 20/4, Block No.47 of Saligramam
Village within the limit of Greater Chennai Corporation - Approved
- Regarding.

29/4/21



- Ref:
1. Your PPA received in SBC No.CMDA/PP/ INST/C/0687/2020, dated 28.12.2020
 2. G.O.Ms.No.86, H&UD Dept, dt.28.03.2012
 3. G.O.Ms.No.85, H& UD Dept, dated 16.05.2017
 4. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
 5. G.O. (Ms). No. 18 MAWS Department, dated 04.02.2019 and published in Government Gazette No. 43, Extraordinary Part-III, Section I (a), dated 04.02.2019.
 6. CMDA office order No. 7/2019, dated 12.03.2019.
 7. This office GLV letter dated 16.03.2021 addressed to Sub-Registrar, Virugambakkam, Chennai.
 8. GLV letter No. 78/SRO Virugai/2021 dated 16.03.2021 received from Sub-Registrar, Virugambakkam, Chennai.
 9. This office DC advice letter even No. dated 18.03.2021.
 10. Applicant letter dated 16.03.2021 & 26.04.2021.



The Planning Permission Application for the proposed construction of Institution Building with 2 Blocks, Block 1 – Ground Floor +2 Floors School Building and Block 2 – Stilt Floor + 5 Floors College Building at Old Door No. 38, New Door No.21, A.V.Meyyappan Road, Vadapaani, Chennai – 26 comprised in Old S.No.188 Part, 188/1 Part & 188/2 Part, T.S.No.19/3 & 20/4, Block No.47 of Saligramam Village within the limit of Greater Chennai Corporation was examined and found approvable as per the plans submitted by the applicant to this office.

2. The applicant has remitted the following charges subject to the conditions stipulated in the reference 9th cited in Receipt No.CMDA/PP/Ch/4539/2021 dated 16.03.2021.

i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs. 96,800/-
ii)	Regularization charges	Rs. 5,82,000/-
iii)	Security Deposit for Building	Rs. 22,87,500/-
iv)	Scrutiny Charges	Rs.21,000/-
v)	I & A Charges	Rs. 37,50,300/-
vi)	Security Deposit for Display Board	Rs.10,000/-
vii)	MIDC charges	Rs.21,96,000/-
viii)	Open space & reservation charges	Rs. 5,03,69,200/-
ix)	Shelter charges	Rs. 60,58,900/-

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. Planning Permission for building 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 concerned 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/Architect 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 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. 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.

7. The approved plans are numbered as **Planning Permit No. C / 13169/21^{ABD} / 2021** dated **27.04.2021** 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 **27.04.2021 to 26.04.2026**.



8. This approval is not final. The applicant should approach the concerned **Local Body of the Principal Chief Engineer, Greater Chennai Corporation** to issue of **Building Permit**.

Yours faithfully,

For MEMBER-SECRETARY.

- Encl: 1. 2 copies of approved plan.
2. 2 copies of the Planning Permit.

Copy to:

M/s.Shanmuga Arts and Science Technology & Research Academy,
Represented by its S.Vaidya Subramanian,
Door No.24, 47th Street,
9th Avenue, Ashok Nagar,
Chennai.

2. The Senior Planner, — 30/4/21
Enforcement Cell, CMDA, Chennai-8.
(with a copy of the approved plan)
3. The Member,
Appropriate Authority,
108, Uthamar Gandhi Salai, Numgambakkam, Chennai-34.
4. The Commissioner,
Income Tax Dept., (Investigation), 168,
Uthamar Gandhi Salai, Nungambakkam, Chennai-34.
5. The Chief Engineer
CMWSSB
No.1, Pumping Station Road,
Chintadripet,
Chennai – 600 002.