



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/ 136 /2019

Dated: 18.09.2019

To

The Commissioner,
Poonamallee Panchayat Union,
Poonamallee Chennai.

Sir,

Sub: CMDA - Area Plans Unit - B Channel (Central) - Planning Permission for the proposed construction of School building with 3 Blocks (Block A, B, C) Block A – Ground floor+ 3 floors School building, Block B & C – Ground floor + 3 floors Hostel Building, at 10.0m road gaining access from Poonamallee Pattabiram Main Road, Vayalanallur B Village (Chokkanallur village), Chennai comprised in S.No.286/3A, 286/3B, 287/1& 287/2 (as per Document) S.No.286/3A1A, 286/3A1B, 286/3B1A, 286/3B1B, 287/1A1, 287/1A2, 287/2A, 287/2B (as per patta) of Vayalanallur B Village, Chennai- Approved - Regarding.

- Ref.: 1. Your PPA received in No. PP/INST/C/136/2019 dated 03.04.2019.
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. This office DC advice letter even No. dated 27.06.2019.
7. WP (MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 /2019 dated 12.04.2019.
8. Applicant letter dated 05.08.2019 & 27.08.2019.

The Planning Permission for the proposed construction of School building with 3 Blocks (Block A, B, C) Block A – Ground floor+ 3 floors School building, Block B & C – Ground floor + 3 floors Hostel Building, at 10.0m road gaining access from Poonamallee Pattabiram Main Road, Vayalanallur B Village (Chokkanallur village), Chennai comprised in S.No.286/3A, 286/3B, 287/1& 287/2 (as per Document) S.No.286/3A1A, 286/3A1B, 286/3B1A, 286/3B1B, 287/1A1, 287/1A2, 287/2A, 287/2B (as per patta) of Vayalanallur B 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 6th cited in Receipt No. B0013413 dated 05.08.2019.

i)	Development charges	Rs.79,000 /- (Rupees Seventy nine thousand only)
ii)	Scrutiny Fee	Rs.21,000 /- (Rupees Twenty one thousand only)
iii)	Regularisation Charges	Rs.2,88,000 /- (Rupees Two lakhs eighty eight thousand only)
iv)	OSR Charges	Rs.14,27,000 /- (Rupees Fourteen lakhs twenty seven thousand only)
v)	Security Deposit for the proposed (building) Development	Rs.22,35,000 /- (Rupees Twenty two lakhs thirty five thousand only)
vi)	Infrastructure and Amenity charges for difference area	Rs.41,11,000 /- (Rupees Forty one lakhs eleven thousand only)
vii)	Shelter Fee	Rs.1,51,000 /- (Rupees One lakh fifty one thousand 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 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.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.

9. The approved plan sets are numbered as **Planning Permit No. C / 12083/31 A - F / 2019** dated **18.09.2019** 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 **18.09.2019** to **17.09.2024**.

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

11. Further, the Planning Permission issued under the New TNCD&BR, 2019 is subject to outcome of the Honorable High Court Order in the reference 7th cited.

Yours faithfully,

for MEMBER-SECRETARY.

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

Copy to:

1. Thiru.1. D.K.Ramesh, 2. Thiru. Mahendran,
4/94, Palvadi Street, Bhakthavatchalam Nagar,
Parivakkam, Village, Poonamallee Taluk,
Chennai - 600 056.
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.

DPK
11/12/19



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

Phone : 28414855 Fax: 91-044-28548416

E-mail: mcmda@tn.gov.in Web site: www.cmdachennai.gov.in

Letter No. PP/INST/C/ 136 /2019

Dated: 18.09.2019

To

The Commissioner,
Poonamallee Panchayat Union,
Poonamallee Chennai.

Sir,

Sub: CMDA - Area Plans Unit - B Channel (Central) - Planning Permission for the proposed School building with 3 Blocks (Block A, B, C) Block A – Ground floor+ 3 floors, School building Block B & C – Ground floor + 3 floors, Hostel Building at 10.0m road gaining access from Poonamallee Pattabiram Main Road, Vayalanallur B Village (Chokkanallur village), Chennai comprised in S.No.286/3A, 286/3B, 287/1& 287/2 (as per Document) (S.No.286/3A1, 286/3A2, 287/1A, 287/2) (as per patta) of Vayalanallur B Village, Chennai- Approved - Regarding.

* S.No 286/3A1A,
286/3A1B,
286/3B1A,
286/3B1B,
287/1A1,
287/1A2,
287/2A,
287/2B

- Ref.: 1. Your PPA received in No. PP/INST/C/136/2019 dated 03.04.2019.
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. This office DC advice letter even No. dated 27.06.2019.
7. WP (MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 /2019 dated 12.04.2019.
8. Applicant letter dated 05.08.2019 & 27.08.2019.

19/9/19
RECEIVED

The Planning Permission for the proposed ~~additional~~ construction of the proposed School building with 3 Blocks (Block A, B, C) Block A – Ground floor+ 3 floors, School building Block B & C – Ground floor + 3 floors, Hostel Building at 10.0m road gaining access from Poonamallee Pattabiram Main Road, Vayalanallur B Village (Chokkanallur village), Chennai comprised in S.No.286/3A, 286/3B, 287/1& 287/2 (as per Document) (S.No.286/3A1, 286/3A2, 287/1A, 287/2) (as per patta) of Vayalanallur B 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 6th cited in Receipt No. B0013413 dated 05.08.2019.

i)	Development charges	Rs.79,000 /- (Rupees Seventy nine thousand only)
ii)	Scrutiny Fee	Rs.21,000 /- (Rupees Twenty one thousand only)
iii)	Regularisation Charges	Rs.2,88,000 /- (Rupees Two lakhs eighty eight thousand only)
iv)	OSR Charges	Rs.14,27,000 /- (Rupees Fourteen lakhs twenty seven thousand only)
v)	Security Deposit for the proposed (building) Development	Rs.22,35,000 /- (Rupees Twenty two lakhs thirty five thousand only)
vi)	Infrastructure and Amenity charges for difference area	Rs.41,11,000 /- (Rupees Forty one lakhs eleven thousand only)
vii)	Shelter Fee	Rs.1,51,000 /- (Rupees One lakh fifty one thousand only)
viii)	Flag day Fund (To be paid by cash in the CMDA cash counter)	Rs. 500 /- (Rupees five hundred 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 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.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.

9. The approved plan sets are numbered as **Planning Permit No. C / 12083/31 A-F / 2019** dated **18.09.2019** 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 **18.09.2019** to **17.09.2024**.

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

11. Further, the Planning Permission issued under the New TNCD&BR, 2019 is subject to outcome of the Honorable High Court Order in the reference 7th cited.

Yours faithfully,

o/c

18.9.19

for MEMBER-SECRETARY.

18/9/19

18/9/19

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

Copy to:

1. Thiru.1. D.K.Ramesh, 2. Thiru. Mahendran,
4/94, Palvadi Street, Bhakthavatchalam Nagar,
Parivakkam, Village, Poonamallee Taluk,
Chennai - 600 056.
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.

By RPAD

From

The Principal Secretary/Member Secretary,
Chennai Metropolitan Development Authority,
No.1, Gandhi Irwin Road, Egmore,
Chennai – 600 008.

To

THE SUB-REGISTRAR,
Office of the Sub Registrar of
Poonamallee,
Chennai.

Letter No.PP/SB/INST/C/ 136 /2019

Date: .06.2019

Sir,

Sub : CMDA – Area Plans Unit – B Channel (Central) – Planning Permission for the proposed construction of School building with 3 Blocks (Block A, B, C) Block A – Ground floor+ 3 floors, School building, Block B & C – Ground floor + 3 floors, Hostel Building at 10.0m road gaining access from Poonamallee Pattabiram Main Road, Vayalanallur B Village (Chokkanallur village), Chennai comprised in S.No.286/3A, 286/3B, 287/1& 287/2 (as per Document) S.No.286/3A1, 286/3A2, 287/1A, 287/2(as per patta) of ~~Porur village~~ Vayalanallur B Village (Chokkanallur village), Chennai – GLV Requested – Reg.

- Ref: 1. Letter No. 42140/J1/89, dated 02.08.1989 from the Inspector General of Registration.
2. G.O.Ms. No. 163, H&UD Dept., dated 09.09.2009.

I am to request you to furnish the guideline value of Urban Land (Not the Agricultural land use) for the S. Nos. given below for assessing the Open Space Reservation charges relating to the development of proposal at the site under reference.

Sl. No.	T.S. No. / Street	Village Name	Taluk	Guideline Value Per Sq.ft.
1.	S.No.286/3A, 286/3B, 287/1& 287/2 (as per Document) S.No.286/3A1, 286/3A2, 287/1A, 287/2 (as per patta) <i>of Vayalanallur B village Chokkanallur village</i>	Porur village Vayalanallur B Village (Chokkanallur village)	Poonamallee Taluk	

* If the urban land value per Sq.ft. for the S.No. requested is not available and any agriculture land value per acre is available, then the Urban land value per Sq.ft. in any nearby area within the village may kindly be indicated.

Yours faithfully,

o/c
21-6-19
For PRINCIPAL SECRETARY /
MEMBER SECRETARY.

Copy to

Thiru.1. D.K.Ramesh, 2. Thiru. Mahendran,
4/94, Palvadi Street, Bhakthavatchalam Nagar,
Parivakkam, Village, Poonamallee Taluk,
Chennai - 600 056.

21/6/19
gaining access from Poonamallee Pattabiram main Road

Letter No. PP/INST/C/ 136 /2019

Dated: 18.09.2019

To

The Commissioner,
Poonamallee Panchayat Union,
Poonamallee Chennai.

Sir,

Sub: CMDA - Area Plans Unit - B Channel (Central) - Planning Permission for the proposed construction of School building with 3 Blocks (Block A, B, C) Block A – Ground floor+ 3 floors School building, Block B & C – Ground floor + 3 floors Hostel Building, at 10.0m road gaining access from Poonamallee Pattabiram Main Road, Vayalanallur B Village (Chokkanallur village), Chennai comprised in S.No.286/3A, 286/3B, 287/1& 287/2 (as per Document) S.No.286/3A1A, 286/3A1B, 286/3B1A, 286/3B1B, 287/1A1, 287/1A2, 287/2A, 287/2B (as per patta) of Vayalanallur B Village, Chennai– Approved - Regarding.

- Ref.:**
1. Your PPA received in No. PP/INST/C/136/2019 dated 03.04.2019.
 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. This office DC advice letter even No. dated 27.06.2019.
 7. WP (MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 /2019 dated 12.04.2019.
 8. Applicant letter dated 05.08.2019 & 27.08.2019.

The Planning Permission for the proposed construction of School building with 3 Blocks (Block A, B, C) Block A – Ground floor+ 3 floors School building, Block B & C – Ground floor + 3 floors Hostel Building, at 10.0m road gaining access from Poonamallee Pattabiram Main Road, Vayalanallur B Village (Chokkanallur village), Chennai comprised in S.No.286/3A, 286/3B, 287/1& 287/2 (as per Document) S.No.286/3A1A, 286/3A1B, 286/3B1A, 286/3B1B, 287/1A1, 287/1A2, 287/2A, 287/2B (as per patta) of Vayalanallur B 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 6th cited in Receipt No. B0013413 dated 05.08.2019.

i)	Development charges	Rs.79,000 /- (Rupees Seventy nine thousand only)
ii)	Scrutiny Fee	Rs.21,000 /- (Rupees Twenty one thousand only)
iii)	Regularisation Charges	Rs.2,88,000 /- (Rupees Two lakhs eighty eight thousand only)
iv)	OSR Charges	Rs.14,27,000 /- (Rupees Fourteen lakhs twenty seven thousand only)
v)	Security Deposit for the proposed (building) Development	Rs.22,35,000 /- (Rupees Twenty two lakhs thirty five thousand only)
vi)	Infrastructure and Amenity charges for difference area	Rs.41,11,000 /- (Rupees Forty one lakhs eleven thousand only)
vii)	Shelter Fee	Rs.1,51,000 /- (Rupees One lakh fifty one thousand 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 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.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.

9. The approved plan sets are numbered as **Planning Permit No. C / 12083/31 A - F / 2019 dated 18.09.2019** 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 **18.09.2019 to 17.09.2024**.

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

11. Further, the Planning Permission issued under the New TNCD&BR, 2019 is subject to outcome of the Honorable High Court Order in the reference 7th cited.

Yours faithfully,

M. J. S. 18/9/2019
for MEMBER-SECRETARY.

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

Copy to:

1. Thiru.1. D.K.Ramesh, 2. Thiru. Mahendran,
4/94, Palvadi Street, Bhakthavatchalam Nagar,
Parivakkam, Village, Poonamallee Taluk,
Chennai - 600 056.
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.