



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

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Letter No. PP/INST/N/229/2019, Dated: 06 .02.2020

To

The Commissioner
Avadi Municipality,
Avadi,
Chennai – 600 071.

Sir,

Sub: CMDA - Area Plans Unit 'B' Channel (North- INST) – Planning Permission for the proposed construction of Ground Floor + 3 Floors School Building in Old S.No. 539/2A, 2B1, 2B2, 2B3, 540/1A, 1B, 1C and 2, T.S.No. 11/13, 14, 15, 16, 15/1, 2, 3 and 4, Ward – I, Block No. 86 of Paruthipattu Village within the limit of Avadi Municipality - Approved – Regarding.

- Ref.: 1. Your PPA received in SBC No.CMDA/PP/IND/N/229/2019 dated 26.04.2019.
2. G.O.Ms.No.161, H&UD Dept. dated 09.09.2009.
3. G.O.Ms.No.86, H&UD Department dated 28.03.2012
4. G.O.Ms.No.303, H&UD Dept. dated 30.12.2013 (TNGG Notification dated 29.01.2014).
5. G.O.Ms.No.17, H&UD Department dated 05.02.2016
6. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019.
7. This office GLV letter sent to SRO Avadi dated.12.09.2019
8. GLV letter No.930/2019 dated.23.09.2019 received from SRO, Avadi, Chennai.
9. This Office DC Advice Lr. even No. dated 01.10.2019.
10. Undertaking dated.19.11.2019 accepting the conditions in DFRS NOC furnished by applicant letter dated.22.11.2019.
11. Applicant's letter dated 22.11.2019, 09.01.2020.

Planning Permission for the proposed construction of Ground Floor + 3 Floors School Building in Old S.No. 539/2A, 2B1, 2B2, 2B3, 540/1A, 1B, 1C and 2, T.S.No. 11/13, 14, 15, 16, 15/1, 2, 3 and 4, Ward – I, Block No. 86 of Paruthipattu Village within the limit of Avadi Municipality examined and found approvable, as per the plans submitted by the applicant.



2. The applicant has remitted the following charges subject to the conditions stipulated in the reference 11th cited.

Sl. No.	Description	Total Amount	
1.	Development Charge	Rs.1,10,000/- (Rupees One Lakhs Ten Thousand only)	Vide Receipt No.B0014942 dated 22.11.2019.
2.	Scrutiny Fee	Rs.22,000/- (Rupees Twenty Two Thousand only)	
3.	Regularization Charges	Rs.10,86,000/- (Rupees Ten Lakhs Eight Six Thousand only)	
4.	I&A charges	Rs.42,10,000/- (Rupees Forty Two Lakhs Ten Thousand only)	
5.	Security Deposit for Building	Rs.22,61,000/- (Rupees Twenty Two Lakhs Sixty One Thousand only)	
6.	Security Deposit for STP	Rs.2,25,000/- (Rupees Two Lakhs Twenty Five Thousand only)	
7.	Shelter Fee	Rs.4,70,000/- (Rupees Four Lakhs Seventy Thousand only)	
8.	Flag Day	Rs. 500.00 (Rupees five hundred only)	Vide Receipt No.649947 dated 22.11.2019.

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 there under. 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.

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. 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 3rd cited.

7. Two sets of approved Plans are Numbered as C/13112/6AtoH/2020 dated.06.02.2020 in Planning Permit No.13112 are sent herewith. The Planning Permit is valid for the period from 06.02.2020 to 05.02.2025.

8. This approval is not final. The applicant should approach the Greater Chennai Corporation, for issue of Building Permit.

9. The Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos.6912 & 6913 of 2019

Yours faithfully,

For
For Member Secretary
Area Plans Unit

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

Copy to:

1. Thiur. Ashok Kedia,
Managing Trustee of M/s.Jaigopal Garodia,
Vivekananda Vidyala Trust,
No.6, 7th Cross Street,
U Block Anna Nagar,
Chennai – 600 040.

