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**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/0495/2020, Dated:11.11.2020**

To

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

Sir,

**Sub:** CMDA - Area Plans Unit 'B' Channel (North) - Planning Permission for the Revised to the earlier approval of Ground Floor + 3 Floors Higher Secondary School Building at EB Office Road, Mogappair comprised in Old S.No.370 Part, 370/2A2, T.S.No.1/16, to 20, Block No.60, Ward No.H, Mogappair Village, within the limit of Greater Chennai corporation limits - Approved – Regarding.

- Ref:**
1. Your PPA received in SBC No.CMDA/PP/INST/N/0495/2020 dated 07.09.2020.
  2. Earlier approval issued by CMDA vide PP.No.C/12024/25A&B/2018 in letter No.C4/11976/2016 dt.17.07.2018.
  3. G.O.Ms.No.161, H&UD Dept. dated 09.09.2009.
  4. G.O.Ms.No.86, H&UD Department dated 28.03.2012
  5. G.O.Ms.No.303, H&UD Dept. dated 30.12.2013 (TNGG Notification dated 29.01.2014).
  6. G.O.Ms.No.17, H&UD Department dated 05.02.2016
  7. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019.
  8. NOC from DF & RS in letter No.243/V/2018, Koyambedu dated.22.06.2018.
  9. This Office DC Advice Letter even No. dated 21.09.2020.
  10. Applicant's letter dated.23.10.2020.

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The Planning Permission for the Additional construction of Revised to the earlier approval of Ground Floor + 3 Floors Higher Secondary School Building at EB Office Road, Mogappair comprised in Old S.No.370 Part, 370/2A2, T.S.No.1/16, to 20, Block No.60, Ward No.H, Mogappair Village within the limit of Greater Chennai corporation limits examined and found approvable, as per the plans submitted by the applicant.

2. The applicant has remitted the following charges in the reference 10<sup>th</sup> cited.

This proposal is revision to the earlier approval issued in the reference 2<sup>nd</sup> cited. Hence the earlier remitted charges have been adjusted now in the revised present proposal. Planning Permitted issued earlier in the reference 2<sup>nd</sup> cited has been cancelled.

Sl. No.	Description	Total Amount	
1.	Development Charge	Rs.6,000/- (Rupees Six Thousand only)	Vide Receipt No.B0017594 dated 16.10.2020.
2.	Scrutiny Fee	Rs.10,000/- (Rupees Ten Thousand only)	
3.	Security Deposit for Building	Rs.7,48,000/- (Rupees Seven Lakhs Forty Eight Thousand only)	
4.	SD for Display Board	Rs.10,000/- (Rupees Ten Thousand only)	
5.	I & A Charges	Rs.1,20,000/- (Rupees One Lakhs Twenty Thousand only)	
6.	MIDC Charges	Rs.9,06,000/- (Rupees Nine Lakhs Six Thousand only)	
7.	Flag Day	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 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

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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 3<sup>rd</sup> cited.

7. Two sets of approved Plans are Numbered as **C/13142/36A/B/2020 dated.11.11.2020 in Planning Permit No.13142** are sent herewith. The **Planning Permit** is valid for the period **from 11.11.2020 to 10.11.2025**.

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,

*S. Ganeshan*  
12/11/2020  
For Member Secretary

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

*AB*  
12/11/2020

Copy to:

1. Tiru.Ethirajulu and 3 Others,  
Old No.1522/1, New No.21,  
H- Block, 5<sup>th</sup> Cross Street,  
12<sup>th</sup> Main Road,  
Anna Nagar,  
Chennai – 600 040.

2. The Chief Engineer  
CMWSSB  
No.1, Pumping Station Road,  
Chintadripet,  
Chennai – 600 002.
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.
5. The Senior Planner  
Enforcement Cell CMDA,  
Chennai – 600 008,  
(With a copy of the approved plan.