



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

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Letter No. C4/12615/2017

Dated: 2.3.2018

To

The Commissioner / Block Development Officer

St.Thomas Mount Panchayat Union

@ Chitlapakkam

Chitlapakkam, Chennai. -64

Sir,

Sub: CMDA - Area Plans Unit - 'B' Channel (South Division) - Planning Permission Application for the proposed construction of Ground Floor + 2 Floors School Building at Mambakkam-Medavakkam Main Road, Vengaivasal, Chennai comprised in Old S.No.8/2A1 & 8/2A2 (as per document), New S.No.8/2A1A1, 8/2A1A2, 8/2A2A1, 8/2A2A2 of Vengaivasal Village - Approved - Regarding.

1. PPA received in SBC No.INST/2017/000615 dated 1.9.2017.
2. G.O.Ms.No.131, School Education (B) Department dated 10.8.2006.
3. G.O.Ms.No.161, H&UD Dept. dated 9.9.2009.
4. G.O.Ms.No.86, H&UD Dept. dated 28.3.2012.
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. Letter R.C.No.11390/2017/B1 dated 12.2.2018 received from the Commissioner / BDO, St.Thomas Mount Panchayat Union at Chitlapakkam, Chennai.
8. Letter No.0755/2018 dated 9.2.2018 received from the Tahsildar, Sholinganallur Taluk, Sholinganallur, Chennai.
9. Letter received from SRO, Pallavaram vide letter Ka.No.156/2017 dated 11.4.2017.
10. GLV letter No.53/2017 dated 16.2.2018 received from the Sub-Registrar, Selaiyur, Chennai.
11. This office DC advice letter even No. dated 20.2.2018.
12. Applicant letter dated 23.2.2018.

The Planning Permission Application received in the reference 1st cited for the proposed construction of Ground Floor + 2 Floors School Building at Mambakkam-Medavakkam Main Road, Vengaivasal, Chennai comprised in Old S.No.8/2A1 & 8/2A2 (as per document), New S.No.8/2A1A1, 8/2A1A2, 8/2A2A1, 8/2A2A2 of Vengaivasal Village was examined and found approvable, as per the plans submitted by the applicant directly to this office.

Contd...2



5. As far as the Structural Stability aspect of the building is concerned, if fails 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.

6. 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.

7. (i) The recommendations / conditions as stipulated by the Hon'ble Justice Sampath Commission Report including Building Norms as per G.O.Ms.No.131, School Education (B) Department dated 10.8.2006 vide in the 2nd cited shall be strictly adhered.
- (ii) 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 6th cited.
- (iii) The conditions putforth by the Localbody and Tahsildar Certificate in the reference 8th and 9th cited should be strictly adhered to. ✓
7th 8th



2. The applicant has remitted the following charges subject to the conditions stipulated in the reference 1th cited.

| | | |
|-------|---|--|
| i) | Development Charges | Rs.3,66,000/- (Rupees Three Lakh and Sixty Six Thousand only) |
| ii) | Scrutiny Charges | Rs.2,800/- (Rupees Two Thousand and Eight Hundred only) |
| iii) | Regularization Charges | Rs.1,33,000/- (Rupees One Lakh and Thirty Three Thousand only) |
| iv) | Open Space Reservation Charges | Rs.52,46,000/- (Rupees Fifty Two Lakh and Forty Six Thousand only) |
| v) | Infrastructure and Amenity Charges | Rs.16,31,000/- (Rupees Sixteen Lakh and Thirty One Thousand only) |
| vi) | Security Deposit for Building | Rs.10,06,000/- (Rupees Ten Lakh and Six Thousand only) |
| vii) | Security Deposit for Septic Tank with Upflow Filter | Rs.87,000/- (Rupees Eighty Seven Thousand only) |
| viii) | Shelter Fee | Rs.12,23,000/- (Rupees Twelve Lakh and Twenty Three Thousand only) |

vide challan No.B006728, dated 22.2.2018.

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 Buildings 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.

8. The approved plans are numbered as **Planning Permit** No.C/9694 01-A to D/2018 dated **2.3.2018** 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 **2.3.2018** to **1.3.2023**.

9. This approval is not final. The applicant should approach the **Commissioner/Block Development Officer, St.Thomas Mount Panchayat Union @ Chitlapakkam, Chennai** to issue the **Building Permit**.

Yours faithfully,

2/3
2/3/18
S/c for MEMBER-SECRETARY
2.3.2018
02/3/18

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

Copy to:

1. M/s.Leo Muthu Educational Trust
Rep. by its Chairman Thiru. Saiprakash Leo Muthu
"Sai Bhavan", No.31, Madly Road
T.Nagar, Chennai – 600 017
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.