

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

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Letter No. C4/13825/2020

Dated: 09.03.2022

To

**The Commissioner,**  
Avadi Corporation  
Avadi,  
Chennai - 600054.

Sir,

Sub: CMDA - Area Plans Unit - B Channel (North) - Planning Clearance for the proposed construction of Stilt floor + 2 Floors (part) Police Station Building comprised in S.No.532/3 Palavedu Erikarai Road, Palavedu village Avadi Taluk within the limit of Avadi Corporation – Approved - Regarding.

- Ref.: 1. Your PCA received in No.SBC INST/13825/2020, dated 21.12.2020.  
2. G.O.Ms.No.182, H&UD Department dated 18.08.2010.  
3. G.O.Ms.No.88, H&UD Department dated 2.07.2018.  
4. G.O.MS No.327, Revenue and Disaster Management Dept. LD4 (2) Section dated 16.10.2017.  
5. Govt. letter no.G.O. (3D) No.121, H&UD (UD-V) Dept., (UD-5) dated 04.07.2020.  
6. NOC from PWD letter No.DB/T5(3)F-NOC-Palavedu Police Station/ 2022 dated 21.01.2022.  
7. Letter received from Inspector of Police Muthapudupet Police station, Palavedu dated 20.12.2021 and 24.01.2022.

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The Planning Clearance Application for the proposed construction of Stilt floor + 2 Floors (part) Police Station Building comprised in S.No.532/3 Palavedu Erikarai Road, Palavedu village Avadi Taluk within the limit of Avadi Corporation was examined and found approvable, as per the plans submitted by the applicant's letter 7<sup>th</sup> cited.

2. The Planning Clearance is issued subject to the following conditions:
- In the Open Space within the site to the extent feasible trees be planted and the existing trees preserved by the applicant.
  - 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.

3. The Planning Clearance 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 Clearance 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.

4. Issuance of Planning Clearance by CMDA under the statutory provisions does not confirm any ownership or title over the property in favour of the applicant. Before issuing Planning Clearance 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.

5. The approved plan set is numbered as **Planning Clearance No. C / 02 / A / B / 2022 dated 09.03.2022** and two sets of the same are enclosed herewith for taking further action in this regard.

6. This approval is not final. The applicant should approach the **Avadi Corporation** to issue the **Building Permit**.

7. The Planning Clearance is issued subject to the condition that, as per PWD condition in their letter No.DB/T5(3)F-NOC-Palavedu Police Station/ 2022 dated 21.01.2022, ground floor in the premises should be used only for non-habitable purpose and precautionary safety measures should be made to safeguard the life during flood seasons.

Yours faithfully,

*FOC* for MEMBER-SECRETARY

Encl: 2 sets of approved Plan.

Copy to:

1. The Inspector of Police,  
T8 Muthapudupet Police Station,  
Palavedu,  
Chennai – 600 055.
2. The Senior Planner  
Enforcement Cell  
CMDA, Chennai – 600 008.  
(with a sets 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.

*A*  
*9/3/22*