



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
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Letter No. C4/6920/2016

Dated: 8.9.2017

To

**The Commissioner/BDO**  
**St. Thomas Mount P.U.**  
**@ Chitlapakkam**  
**Chennai 600 064**

Sir,

Sub: CMDA - Area Plans Unit - 'C' Channel (I&I Division) - Planning Permission Application for the proposed construction of Ground Floor + 1<sup>st</sup> Floor Primary School Building in S.No.78, 79/2C1 and 79/2C2 of Kovilancheri village - Approved - Regarding.

- Ref.: 1. PPA received in SBC No.INST/2016/000313 dated 22.4.2016  
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. Committee of Senior Officers Meeting held on 30.1.2017.  
8. Minutes of Special Sanction Committee meeting held on 14.3.2017  
9. This office DC advice letter even No. dated 16.6.2017  
10. Applicant's letter dated 29.6.2017, 13.7.2017 & 28.8.2017.  
11. U.O. Note received from No. TDR/11669/17 dated 28.8.17 enclosing the copy of registered gift deed Doc. No.4765/2017.

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The Planning Permission Application for the proposed construction of Ground Floor + 1<sup>st</sup> Floor Primary School Building in S.No.78, 79/2C1 and 79/2C2 of Kovilancheri village 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 9<sup>th</sup> cited.

i)	Development Charges	Rs.20,440/- (Rupees Twenty Thousand four hundred and forty only)
ii)	Scrutiny Charges	Rs.1,050/- (Rupees one thousand and fifty only)
iii)	Regularization Charges	Rs.90,050/- (Rupees ninety thousand and fifty only)
iv)	Open Space Reservation Charges	/ nil /
v)	Infrastructure and Amenity Charges	Rs.8,65,920/- (Rupees Eight lakhs sixty five thousand nine hundred and twenty only)
vi)	Security Deposit for Building	Rs.5,28,900/- (Rupees five lakhs twenty eight thousand and nine hundred only)

vide challan No.B004865, dated 27.06.2017



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.

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. (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 2<sup>nd</sup> 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 6<sup>th</sup> cited.

7. The approved plans are numbered as **Planning Permit No.C/ 9677 / A to C /2017 dated 08.09.2017** 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 **08.09.2017 to 07.09.2022**.

8. This approval is not final. The applicant should approach the **Commissioner/BDO, St. Thomas Mount Panchayat Union** to issue the **Building Permit**.

Yours faithfully,

  
for MEMBER-SECRETARY

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

Copy to:

1. Tvl. Edward Jennings J & Another  
Block No.6, Flat No.E2  
91, Jains Greens Acres  
Dargah Road, Pallavaram  
Chennai 600 043
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.

