



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

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Letter No. C4(S)/662/2017

Dated : 15.5.2018

To

The Principal Chief Engineer
Greater Chennai Corporation
Ripon Building
Chennai – 600 003

Sir,

Sub: CMDA - Area Plans Unit - 'B' Channel (South Division) - Planning Clearance Application for the proposed construction of Stilt Floor + 2 Floors Kannagi Nagar Police Station Building at Okkiyam Thoraipakkam, Chennai comprising in S.No.403/7 of Okkiyam Thoraipakkam Village – Approved - Regarding.

1. PPA received in SBC No.INST/2017/000763 dated 13.12.2017
2. This office letter even No. dated 2.3.2018.
3. Applicant's letter dated 6.4.2018 and 8.5.2018.

The Planning Clearance Application for the proposed construction of Stilt Floor + Stilt Floor + 2 Floors Kannagi Nagar Police Station Building at Okkiyam Thoraipakkam, Chennai comprising in S.No.403/7 of Okkiyam Thoraipakkam Village was examined and found approvable, as per the plans submitted by the applicant's letter 3rd cited.

2. The Planning Clearance 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.

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 plans are numbered as **Planning Clearance No.C/4-AtoC/2018 dated 15.5.2018 and Planning Permit No.12004** 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 **15.5.2018 to 14.5.2023**.

6. This approval is not final. The applicant should approach **The Principal Chief Engineer, Greater Chennai Corporation** to issue the **Building Clearance**.

Yours faithfully,


16/05/2018

for **PRINCIPAL SECRETARY /
MEMBER-SECRETARY**

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

Copy to:

1. The Inspector of Police
J-11 Kannagi Nagar Police Station
Thoraipakkam
Chennai
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.

16/5/18