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**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,  
Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

E-mail: [mscmda@tn.gov.in](mailto:mscmda@tn.gov.in), Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

**Letter No. PC/INST/S(B1)/0512/2021, Dated: 07.07.2022**

To

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

Sir,

**Sub:** CMDA – Area Plans Unit - 'B' Channel (South) - Planning Clearance Application for the existing Stilt floor(part)/Ground Floor(part) + 2-floors Police Station building (9.90m height) at Greenways Road, Mylapore Taluk office complex, Chennai bearing S.No.3896/4, Block No.84 of Mylapore Village within the limit of Greater Chennai Corporation – Approved and forwarded to Local Body for issue of Building Permit – Reg.

- Ref:
1. Planning Clearance Application received in SBC No. PC/INST/S(B1)/0512/2021 dated.09.09.2021.
  2. G.O.Ms.No.86, H&UD Department dated 28.03.2012
  3. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
  4. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
  5. G.O.(Ms).No.18 MAWS (MA-I) Department, dated 04.02.2019.
  6. G.O.(3D) No.45 H&UD [UD-V(1)] Department, dated 21.06.2022

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The Planning Clearance Application is for the existing Stilt floor(part)/Ground Floor(part) + 2 floors Police Station building (9.90m height) at Greenways Road, Mylapore Taluk office complex, Chennai bearing S.No.3896/4, Block No.84 of Mylapore Village within the limit of Greater Chennai Corporation received in the reference 1<sup>st</sup> cited has been examined and Planning clearance is issued based on the orders issued by the Govt. in the reference 6<sup>th</sup> cited.

2. Two sets of approved Plans are numbered as **C/8/2022/A&B, dated. 07.07.2021** are sent herewith.
3. The Localbody is requested to ensure water supply and sewerage disposal facility for the proposal before issuing building Permit. It shall be ensured that all wells, overhead tanks are hermitically sealed with properly protected vents to avoid mosquito menace. Non provision of rain water harvesting structures 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 Tamil Nadu Combined Development Building Rule 2019 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 & Country Planning Act, 1971 and the rules made there under. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority. The Town & Country Planning Act provision does not cover the Structural Stability aspect of the building including the safety during the construction. However, these aspects are covered under the provisions of the Local Bodies Act.
5. 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 Building Rules under the respective Local Body Act 1920, such as Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality Act, 1924, Tamil Nadu Panchayat Act, 1994. The Planning Permission issued under the provision of Tamil Nadu Town & 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 construction and after construction and also for the continued structural stability of the buildings. In this regard, applicant along with the Architect and Structural Engineer and Construction Engineer has furnished necessary undertakings for Structural Design Sufficiency as well as for supervision in the prescribed formats.
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 considers only the aspect whether the applicant prima facie has a right to carry out development on the site under reference.


7. This Planning Clearance is not final. The applicant has to approach The Principal Chief Engineer, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

8. The Planning Clearance issued under New Rule TNCDDBR, 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,



for **MEMBER SECRETARY**

  
08-7-2022

Encl:

1. Two sets of approved Plans

Copy to:

1. **The Inspector of Police,**  
E4 - Abiramapuram Police Station,  
Abiramapuram, Chennai.
2. **The Deputy Planner**  
Enforcement Cell (South), CMDA,  
Chennai 600 008.  
(With one set of approved plan).