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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mcmda@tn.gov.in, Web site: www.cmdachennai.gov.in

Letter No.PP/INST/S(B1)/00667/2020, Dated: 15.04.2021

To

The Commissioner,
Sembakkam Municipality,
Chennai.

Sir,

Sub: CMDA – Area Plans Unit - ‘B’ Channel (South) - Planning Permission for the proposed construction of Ground floor + 3 floors with 15.05m height Higher Secondary School with 26 Class Rooms at Thirumagal Nagar Main Road, Rajakilpakkam, Chennai in S.Nos.165/27 & 165/2A1A of Rajakilpakkam Villiage within the limit of Sembakkam Municipality – Approved and forwarded to Local Body for issue of Building Permit – Reg.

- Ref: 1. Planning Permission Application received in SBC No. CMDA/PP/INST/S/0667/2020, Dated.19.12.2020.
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. This office DC letter even No. dated.26.02.2021.
7. Applicant’s letter dated. 20.03.2021

The Planning Permission Application for the proposed construction of Ground floor + 3 floors with 15.05m height Higher Secondary School with 26 Class Rooms at Thirumagal Nagar Main Road, Rajakilpakkam, Chennai in S.Nos.165/27 & 165/2A1A of Rajakilpakkam Villiage within the limit of Sembakkam Municipality received in the reference 1st cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 6th cited.

2. The applicant has remitted the following charges in the reference 7th cited.

i)	Development charges	₹ 23,000/- ✓	Receipt No. CMDA/PP/RC/0042/2021, dated: 19.03.2021.
ii)	Scrutiny Fee	₹ 5,000/- ✓	
iii)	Regularization charges	Nil ✓	
iv)	Open space & reservation charges	Nil ✓	
v)	Security Deposit for Building	₹ 4,67,000/- ✓	
vi)	Security Deposit for Display Board	₹ 10,000/ ✓	
vii)	Infrastructure & Amenities Charges	₹ 8,08,000/- ✓	
viii)	Security Deposit for Septic Tank	₹ 43,000/- ✓	
ix)	Premium FSI charges	Nil ✓	
x)	Shelter Fund charges	Nil ✓	
xi)	MIDC Charges	Nil ✓	

3. Two sets of approved Plans are numbered as **C/13165/17/2021/**, dated. **15.04.2021**, **Planning Permit No.13165** are sent herewith. The Planning Permit is valid for the period from **15.04.2021 to 14.04.2026**

4. 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.

5. 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.

6. 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.

7. 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.

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.

- ✓ 8. As approved by Tamil Nadu Government in G.O.M.s.No.112 H & UD Department dated 22.06.2017 to carry out the provisions of Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, Market, Book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate project or part of it, only after registering the Real Estate project with the Real Estate Regulatory Authority.
- ✓ 9. The applicant is requested to intimate the Enforcement Cell, CMDA at all the stages of construction of building viz, namely (i) Commencement of construction, (ii) Plinth level and (iii) Last storey and apply for Completion Certificate along with the order of continuance accorded for different stages by CMDA'
- ✓ 10. This ~~Planning Permission~~ is not final. The applicant has to approach the Commissioner, Sembakkam Municipality for issue of Building Permit under the Local Body Act.
- ✓ 11. Applicant shall not commence construction without building approval from the Sembakkam Municipality.

12. The Planning Permission issued under New Rule TNCDBR, 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.

o/c

[Handwritten signature]
15/4/21

[Handwritten signature]
15/4/2021

[Handwritten signature]
15/04/21

Encl:

1. Two sets of approved Plans
2. Two copies of Planning Permit

Copy to:

1. **1.Thiru.N.Saravanan and 2.Tmt.S.Shruthi Lakshmi,**
No.4A, 1st Street, Raghavan Colony,
Ashok Nagar, Chennai – 600083.
2. **The Deputy Planner**
Enforcement Cell (South), CMDA, Chennai – *8/10/21*
(With one set of approved plans).
3. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road, Nungambakkam,
Chennai-34.
4. **The Member**
Appropriate Authority
No.108, Mahatma Gandhi Road, Nungambakkam,
Chennai-34.