



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,  
Chennai - 600 008  
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File No. : **CMDA/PP/INST/C/0663/2023**

Date : 27/01/2025

To

The Principal Chief Engineer,  
Greater Chennai Corporation,  
Chennai 600003  
Sir,

Sub: CMDA – Area Plans Unit - NHRB (Central) - Planning Permission for the proposed additional construction of Ground Floor + Mezzanine Floor + 3 Floors (Height – 17.85 m) School Building to the Existing approved Stilt Floor + 4 Floors School Building and Dayasadan Children Home (GF) at Poonamallee High Road, Daya Sadan Road, Pillaiyar Koil Street, Mandaveli Street & Rajiv Gandhi Street, Nekundram, Chennai, comprised in S.No. 77/1, 78, 79 & 80/1 of Nekundram village within the limits of Greater Chennai Corporation – Approved and forwarded to Local Body for the issue of Building Permit – Reg.

- Ref:
1. PPA received in SBC No. CMDA/PP/INST/C/0663/2023, dated 20.09.2023.
  2. NOC from WRD vide Letter No. DB/T5(3)/F – NOC 0869 Nerkundram Village 5443/2023, dated 20.07.2023
  3. NOC from DF & RS vide Na.Ka.No.341/V/2024, dated 26.07.2024
  4. This office letter even no. (via online) Dated 29.12.2023 & 29.06.2024
  5. Applicant letter and revised plan (via online) Dated 11.06.2024 & 04.09.2024
  6. G.O.Ms.No.86, H&UD Department dated 28.03.2012
  7. G.O.Ms.No.78, H&UD Department dated 4.5.2017
  8. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
  9. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
  10. G.O.MS.No.18, Municipal Administration & Water Supply (MAI) Dept, dated 04.02.2019.
  11. CMDA office order No.7/2019, dated.12.03.2019
  12. This office online DC letter dated. 30.10.2024
  13. Applicant paid DC and other charges through online on 27.11.2024
  14. Applicant's letter dated 05.01.2024 along with Bank Guarantee for SD for Building & STP to a sum of Rs. 11,72,000/- vide IDFC First Bank, Bank Guarantee No. LOBG801332408461 dated:24.12.2024, Valid Up to 23.12.2032

The Planning Permission Application received for the proposed additional construction of Ground Floor + Mezzanine Floor + 3 Floors (Height – 17.85 m) School Building to the Existing approved Stilt Floor + 4 Floors School Building and Dayasadan Children Home (GF) at Poonamallee High Road, Daya Sadan Road, Pillaiyar Koil Street, Mandaveli Street & Rajiv Gandhi Street, Nekundram, Chennai, comprised in S.No. 77/1, 78, 79 & 80/1 of Nekundram village within the limits of Greater Chennai Corporation received in the reference 1st cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the DC letter 12th cited.

The applicant has submitted Bank Guarantee to a sum of Rs. 11,72,000/- (Rs.10,66,000 + Rs.1,06,000) vide IDFC First Bank, Bank Guarantee No. LOBG801332408461 dated:24.12.2024, towards remittance of Security deposit for Building & STP vide

receipt No. CMDA/PP?RC/0012/2025, dated 23.01.2025

The Professionals who have registered as Registered Engineer/ Architect, Registered structural Engineer, Registered Geo Technical Engineer, Registered Construction Engineer are hereby requested to renew their Registered Professional Certificates before expiry date without fail.

The applicant has to comply all the conditions put forth by WRD NOC and DF & RS in the reference 2nd and 3rd cited respectively.

The scrutiny is only restricted with reference to the proposed Block since the existing School Block is already approved and CC obtained. The existing School Building is to be maintained as per the earlier approval / CC condition already issued by CMDA

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

Sl. No.	Charges	Total Amount	Amount remitted in Receipt No. and Dated
I	Scrutiny Fees	Rs.9,365.00	CMDA/PP/Ch/11953/2023 & dt. : 20 September, 2023
II	Scrutiny Fees	Rs.5,680.00	CMDA/PP/Ch/14565/2024 & dt. : 11 June, 2024
III	Scrutiny Fees	Rs.2,272.00	CMDA/PP/Ch/15552/2024 & dt. : 03 September, 2024
IV	Balance Scrutiny Fees	Rs.7,000.00	CMDA/PP/Ch/16173/2024 & dt. : 27 November, 2024
V	Development charges for building per Sq. m.	Rs.39,000.00	CMDA/PP/Ch/16173/2024 & dt. : 27 November, 2024
VI	Security Deposit for Building	Rs.10,66,000.00	CMDA/PP/RC/0012/2025 & dt. : 23 January, 2025
VII	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/16173/2024 & dt. : 27 November, 2024
VIII	I & A Charge	Rs.19,86,000.00	CMDA/PP/Ch/16173/2024 & dt. : 27 November, 2024
IX	Security Deposit for Septic Tank / STP	Rs.1,06,000.00	CMDA/PP/RC/0012/2025 & dt. : 23 January, 2025
X	Shelter Charges	Rs.31,35,000.00	CMDA/PP/Ch/16173/2024 & dt. : 27 November, 2024
XI	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/16173/2024 & dt. : 27 November, 2024

- Two sets of approved Plans are Numbered as **OL-PP/INST/0003/2025 dated 27/01/2025** in **Planning Permit No. OL-01525** are sent herewith. The **Planning Permit** is valid for the period **from 27/01/2025 to 26/01/2033**.
- The Local Body 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.
- 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.
- 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 Engineer / 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. This Planning Permission is not final. The applicant has to approach the concerned Local Body for issue of Building Permit under the Local Body Act.
9. Applicant shall not commence construction without building approval from the Local Body concerned.
10. 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.
11. 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

Yours faithfully,

Name: AP Central C1

Designation: Assistant Planner

Date: 28 January, 2025

For

Member Secretary

CMDA

**Encl :**

1. Two copies of approved plan
2. Two copies of Planning Permit

**Copy To:**

1. M/s. Dayasadan Children Town,  
Door No. 54, EVK Sampath Road,  
Veppery,  
Chennai – 600 007  
Mobile No. – 93800 22348  
Email Id – Adiytya@smapl.in
2. The Deputy Planner  
Enforcement Cell (Central), CMDA,  
Chennai –600008. (With one set of approved plan).
3. The Commissioner of Income Tax  
No.108, Mahatma Gandhi Road,  
Nungambakkam, Chennai-600034.
4. The Member  
Appropriate Authority

No.108, Mahatma Gandhi Road,  
Nungambakkam, Chennai-600034.

