



**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/0142/2023**

Date : 27/07/2023

To

The Commissioner,  
Poonamallee Panchayat Union,  
Poonamallee, Chennai.  
Sir,

Sub: CMDA- Area plans Unit - NHRB (Central)– Planning Permission for the proposed additional construction of 2nd Floor & 3rd Floor to the Existing Ground Floor + 1st Floor Hostel Building (Women Hostel) ( Height- 13.50m) with 76 Rooms ,Block No.57, within the campus of Panimalar engineering college and Medical College Hospital & Research Institute for Jai Sakthi Educational Trust at Chennai- Bangalore Trunk Road(GWT), Varatharajapuram, Chennai Comprised in S.Nos.11 to 13,21 to 26, 27/1,27/2,28/1,28/2,29/1, 29/2, 30/1,30/2,30/3,31 to 34,35/1,35/2,36,37/1, 37/2, 38/1, 38/2,38/3,39/1,39/2, 40/1,40/2, 41/1, 41/2, 42 to 44, 47 to 50, 51/1A, 51/1B, 51/2, 52 to 54, 55/1,55/2,56 to 59,60/1A, 60/1B,60/2,61/1,61/2,62 to 68,71,72,92, 93, 94,95, 96,97, 98, 100,101, 102/1, 102/2, 103,106,108 to 110,112 to 115, 251 to 256, 257, 258, 259 to 262, 263/1A, 263/1B, 263/2, 264/1,264/2A,264/2B,264/2C,265,266/1,266/2,267/1,267/2,268/2,269 to 275, 276,277,278 to 280,290,291/2,292/1, 292/2, 326/2A,326/1pt, 327 to 330, 331/2, 332 to 338, 339/1, 339/2, 340,341/1, 341/2 ,342, 343, 345/2A, 345/2B1, 345/2B2,346 to 349, 356/1,356/2, 357 to 364, 365/1B, 365/2B, 366 to 369, 370/1,370/2B, 391/1A,391/2B1 of Varatharajapuram Village within the limits of Poonamallee Panchayat Union – Approved and forwarded to Local Body for issue of Building Permit – Reg.

- Ref:
1. Planning Permission Application received in SBC No. CMDA/PP/INST/C/0142/2023, dated 27.02.2023.
  2. Call for particulars letter sent to the applicant (via online) dated 12.05.2023.
  3. Applicant letter with Revised plan (via online) dated 14.06.2023.
  4. G.O.Ms.No.86, H&UD Department dated 28.03.2012.
  5. G.O.Ms.No.78, H&UD Department dated 4.5.2017.
  6. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
  7. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
  8. G.O.(Ms).No.18 MAWS Department, dated 04.02.2019 and published in Government Gazette No.43, Extraordinary Part-III, Section 1(a), dated 04.02.2019.
  9. Office Order No.7/2019 dated 12.03.2019.
  10. Earlier Planning Permission issued by CMDA vide PP.No.C/C4/PP/INST/14/1-24/2011,dated 20.10.2011.
  11. Earlier Planning Permission issued by CMDA vide PP.No.C/C4/PP/INST/21/A-K/2013,dated 10.09.2013.
  12. Earlier Planning Permission issued by CMDA vide PP.No.C/C4/PP/INST/1/A-H/2015,dated 20.01.2015
  13. Earlier Planning Permission issued by CMDA vide PP.No.C/C4/PP/INST/17/1-34/2017,dated 05.04.2017
  14. Earlier Planning Permission issued by CMDA vide PP No.C/12071/A-E/2019, dated 03.06.2019.
  15. PWD NOC vide Lr.No.T1/Jaisakthi/Varadharajapuram/2016/dated 02.03.2016 issued by Chief Engineer, WRD, Chennai.

16. EIA Clearance for proposed Additional Block 56 & 57 vide letter No.SCIAA/TN/F. 6674/EC/8(a)/6674/2019 dated 27.05.2019.

17. TNPCB NOC vide Authorization No.19BAZ9638340 dated 15.03.2019 and Proceedings No. JCEE-M/CHZ/TNPCB/F0929TLR/BWA/OM/TLR/2016 for M/s Jaisakthi Educational Trust-Panimalar Health Care Unit,S.No.32 and 33,varadharajapuram Village.

18. This office DC advice letter sent to the applicant through online, dated 25.07.2023.

19. Applicant remitted DC and other charges to CMDA through online dated 25.07.2023.

The Planning Permission Application received for the proposed additional construction of 2nd Floor & 3rd Floor to the Existing Ground Floor + 1st Floor Hostel Building (Women Hostel) ( Height- 13.50m) with 76 Rooms ,Block No.57, within the campus of Panimalar engineering college and Medical College Hospital & Research Institute for Jai Sakthi Educational Trust at Chennai- Bangalore Trunk Road(GWT), Varatharajapuram, Chennai Comprised in S.Nos.11 to 13,21 to 26, 27/1,27/2,28/1,28/2,29/1, 29/2, 30/1,30/2,30/3,31 to 34,35/1,35/2,36,37/1, 37/2, 38/1, 38/2,38/3,39/1,39/2, 40/1,40/2, 41/1, 41/2, 42 to 44, 47 to 50, 51/1A, 51/1B, 51/2, 52 to 54, 55/1,55/2,56 to 59,60/1A, 60/1B,60/2,61/1,61/2,62 to 68,71,72,92, 93, 94,95, 96,97, 98, 100,101, 102/1, 102/2, 103,106,108 to 110,112 to 115, 251 to 256, 257, 258, 259 to 262, 263/1A, 263/1B, 263/2, 264/1, 264/2A, 264/2B, 264/2C, 265, 266/1, 266/2,267/1,267/2,268/2,269 to 275, 276,277,278 to 280,290,291/2,292/1, 292/2, 326/2A,326/1pt, 327 to 330, 331/2, 332 to 338, 339/1, 339/2, 340,341/1, 341/2 ,342, 343, 345/2A, 345/2B1, 345/2B2,346 to 349, 356/1,356/2, 357 to 364, 365/1B, 365/2B, 366 to 369, 370/1,370/2B, 391/1A,391/2B1 of Varatharajapuram Village within the limits of Poonamallee Panchayat Union has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the DC letter and also the following conditions to be complied with:

i) With regard to the Temple land located in S.no.94,95 and 96 of Varadharajapuram village, the applicant has to furnish a No Objection Certificate from Hindu Religious & Charitable Endowments Department to CMDA before applying for Completion Certificate, rental Agreement not accepted. Registered lease deed for not less than 30years to be furnished.

ii) With respect to the Mayana Poromboke land located in S.No.257, Varadharajapuram village, the applicant shall furnish No Objection Certificate issued by the Commissioner, Poonammallee Panchayat Union to CMDA before applying for Completion Certificate.

iii) With respect to the Sarkar Poramboke Land located in S.no.276,326/1 (part) and 257 of Varadharajapuram village, the applicant shall complete the process of exchanging of land and furnish necessary evidences before applying for Completion Certificate.

The applicant has to abide by the conditions put forth in PWD NOC, EIA clearance and TNPCB NOC in the reference 15th to 17th cited above.

The following charges remitted at the time of obtaining earlier approval vide Receipt No. B0011394, dated 08.05.2019 is hereby adjusted for the current proposal.

- 1.Development Charges for land & Building - Rs.85,500
- 2.Security Deposit for Building - Rs.32,07,000
- 3.I&ACharges - Rs.61,56,000
- 4.Shelter Charges - Rs.27,23,000
5. Balance Scrutiny Fees - Rs.13,38,000
- 6.Flag Day Charges - Rs.500

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.5,037.00	CMDA/PP/Ch/10082/2023 & dt. : 27 February, 2023
II	Scrutiny Fees	Rs.2,503.00	CMDA/PP/Ch/11005/2023 & dt. : 08 June, 2023
III	Balance Scrutiny Fees	Rs.13,37,000.00	CMDA/PP/Ch/11466/2023 & dt. : 25 July, 2023
IV	Development charges for building per Sq. m.	Rs.8,000.00	CMDA/PP/Ch/11466/2023 & dt. : 25 July, 2023
V	Security Deposit for Building	Rs.1,81,000.00	CMDA/PP/Ch/11466/2023 & dt. : 25 July, 2023
VI	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/11466/2023 & dt. : 25 July, 2023
VII	I & A Charge	Rs.3,86,000.00	CMDA/PP/Ch/11466/2023 & dt. : 25 July, 2023
VIII	Security Deposit for Septic Tank / STP	Rs.49,000.00	CMDA/PP/Ch/11466/2023 & dt. : 25 July, 2023
IX	Shelter Charges	Rs.2,55,000.00	CMDA/PP/Ch/11466/2023 & dt. : 25 July, 2023
X	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/11466/2023 & dt. : 25 July, 2023

3. Two sets of approved Plans are Numbered as **OL-PP/INST/0020/2023** dated **27/07/2023** in **Planning Permit No.**

**OL-00421** are sent herewith. The **Planning Permit** is valid for the period **from 27/07/2023 to 26/07/2031**.

4. 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.
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 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. **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. 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.
10. Applicant shall not commence construction without building approval from the Local Body concerned.

11. 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.
12. 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: RAVICHANDRAN A

Designation: Assistant Planner

Date: 27 July, 2023

For

Member Secretary

CMDA

**Encl :**

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

**Copy To:**

1.M/s Jai Sakthi Educational Trust Rep By Managing Trustee Dr.P.Chinnadurai,  
23,Railway Colony 2nd Street,  
Nelson Manickam Road.  
Chennai- 600029  
Mobile No. - 9600212223  
Email Id - pani21161@gmail.com

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.

5.The Chairperson,

TNRERA,  
Door No.1A, Ist Floor,  
Gandhi Irwin Bridge Road,  
Egmore, Chennai-600008.

