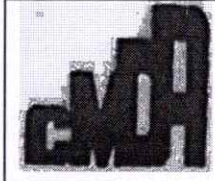


BY REGISTERED POST WITH ACK DUE



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

Phone : 28414855 Fax: 91-044-28548416

E-mail: mcmda@tn.gov.in Website: www.cmdachennai.gov.in

Letter No. CMDA/PP/INST/C/0249/2022

Dated: 20.06.2022

To

The Executive Officer,
Mangadu Town Panchayat,
Chennai.

Sir,

Sub: CMDA-Area plans Unit - 'B' Channel (Central)- The Planning Permission Application for the Proposed additional construction of 3rd Floor over the existing Ground Floor + 2 Floors Higher Secondary School Building with existing approval of Ground Floor + 2 Floors School building at Vasanthapuram Main Road, Mangadu, Chennai comprised in S.No.473/1A, 473/2A, 473/3A, 473/4A2, 473/5A1, 473/6A1, 473/7A1, 473/8A1 & 473/9A1A of Mangadu Village within the limits of Mangadu Town Panchayat - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

- Ref:
1. Planning Permission Application received in SBC No. CMDA/PP/INST/C/0249/2022, dated 14.05.2022.
 2. G.O.Ms.No.86, H&UD Department dated 28.03.2012.
 3. G.O.Ms.No.78, H&UD Department dated 4.5.2017.
 4. G.O.Ms.No.303, H&UD Dept. dated 30.12.2013 (TNGG Notification dated 29.01.2014).
 5. G.O.Ms.No.17, H&UD Department dated 05.02.2016
 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, Municipal Administration & Water Supply (MA-I) Dept, dated 04.02.2019.
 9. WP (MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 /2019 dated 12.04.2019.
 10. DF&RS NOC vide letter No. O.Mu No. 17588/A2/2019, dated 09.12.2019.
 11. Earlier approval issued by CMDA vide PP.No. C/9649/15 A to C/2017 in letter No. C4/18585/2016 dated 16.03.2017 and PP.No. C/9664/30 A to C/2017 in letter No. C4/3476/2017 dated 16.05.2017.
 12. Completion Certificate issued by CMDA vide CC.No. EC/Central-I/106/2018 in letter No. EC/C-I/16041/2017 dated 23.04.2018.
 13. DC and other charges sent to the applicant in this office Online letter even No. dated 16.06.2022.
 14. Applicant's letter dated 20.06.2022.

The Planning Permission Application for the Proposed additional construction of 3rd Floor over the existing Ground Floor + 2 Floors Higher Secondary School Building with existing approval of Ground Floor + 2 Floors School building at Vasanthapuram Main Road, Mangadu, Chennai comprised in S.No.473/1A, 473/2A, 473/3A, 473/4A2, 473/5A1, 473/6A1, 473/7A1, 473/8A1 & 473/9A1A of Mangadu Village within the limits of Mangadu Town Panchayat 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 13th cited.

2. The applicant has remitted the following charges in the reference 14th cited.

Sl. No	Charges / Fees / Deposits	Total Amount	Receipt No & date
i)	D.C. for building	Rs.26,000/-	B0021605 Dated 20.06.2022
ii)	Scrutiny fee	Rs.20,000/-	
iii)	Security Deposit for Building	Rs.7,09,000.00	
iv)	Security Deposit for Display Board	Rs. 10,000/-	
v)	S.D. for STP	Rs.58,000.00	
vi)	Infrastructure & Amenities charges	Rs.10,81,000/-	
vii)	Shelter Fee	Rs.3,95,000/-	
viii)	Flag Day	Rs.500/-	

3. Two sets of approved Plans are Numbered as **C/14907/18/2022/A to C** dated **20.06.2022** in **Planning Permit No. 14907** are sent herewith. The **Planning Permit** is valid for the period **from 20.06.2022 to 19.06.2030**.

4. The Planning Permission is issued subject to the following conditions:
- In the Open Space within the site to the extent feasible trees be planted and the existing trees preserved by the applicant.
 - To ensure that the plans for the new buildings will incorporate the approved designs for mosquito proof over had tanks and wells.
 - 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.

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. 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.

7. 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.

8. 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.

9. Solar Energy capture provision shall be strictly adhered as per G.O. (Ms.) No.17, H&UD [UD4 (3)] Department dated 5.2.2016 in the reference 3rd cited.

10. 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 difference stages by CMDA.

11. This approval is not final. The applicant should approach the Commissioner, Kundrathur Panchayat Union for issue of Building Permit.

12. Applicant shall not commence construction without building approval from the Local Body concerned.

13. Further, the Planning Permission issued under the TNCD&BR, 2019 is subject to outcome of the Honorable High Court Order in the reference 9th cited.

14. The Applicant should abide the conditions laid in DF&RS NOC in the reference 10th cited.

Yours faithfully,

[Handwritten Signature]
For Member Secretary
CMDA
[Handwritten Date] 20/6/2022

- Encl:** 1. Two sets of approved Plans
2. Two copies of Planning Permit

Copy to:

- 1 Tmt. S.Vatchala,
Maharishi Vidya Mandir Senior Secondary School
Mangalam Street, Vasanthapuram Main Road,
Mangadu, Chennai-600 122.
- 2 The Member
Appropriate Authority
108, Uthamar Gandhi Salai
Nungambakkam, Chennai – 600 034.
- 3 The Commissioner of Income Tax
No.108, Mahatma Gandhi Road
Nungambakkam, Chennai - 600 034.
- 4 The Senior Planner
Enforcement Cell of CMDA
Chennai – 600 008.