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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, Web site:
www.cmdachennai.gov.in

Letter No.BS1/16523/2022 **Dated:27.09. 2023**

To
The Principal Chief Engineer
Greater Chennai Corporation
Ripon Building
Chennai – 600 003

Sir,

Sub: CMDA - Area Plans Unit –NHRB (South)– Planning Clearance for the proposed construction of Stilt (Part) /Ground floor (Part) + 5 Floors (Height – 17.60m) Residential Building with 32Dwelling Units **(Housing for EWS)** at Periyapalayathammankoil, Mylapore, Chennai comprised in R.S.No.89/1(pt), Block No.4 of Mylapore Village within the Limits of Greater Chennai Corporation - Approved - Regarding.

Ref.: 1. Planning Clearance Application received in File No. BS1/16523/2022, dated 22.11.2022.
2. G.O.(Ms).No.18 MAWS (MA-I) Department, dated 04.02.2019.
3. G.O.MS No.167,H&UD Department dated 12.09.2022.
4. G.O. (Ms).No: 29, Housing & Urban Development Department dated.24.07.2023.
5. Letter received from TNUHDB dated 19.09.2023.

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The Planning Clearance Application for the proposed construction of Stilt (Part) /Ground floor (Part) + 5 Floors (Height – 17.60m) Residential Building with 32Dwelling Units **(Housing for EWS)** at Periyapalayathammankoil, Mylapore, Chennai comprised in R.S.No.89/1(pt), Block No.4 of Mylapore Village within the Limits of Greater Chennai Corporation received in the reference 1st cited has been examined and found approvable, as per the plans submitted by the applicant's letter 6th cited.

2. The Planning Clearance is issued subject to the following conditions:

i) In the Open Space within the site to the extent feasible trees be planted and the existing trees preserved by the applicant.
ii) To ensure that the plans for the new buildings will incorporate the approved designs for mosquito proof overhead tanks and wells.
iii) 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.

PA(S)/TPS

PP: Communicate to EE
& follow up to get the Building Permission
& RERA

Executive Engineer
Division - V / TNUHDB
No: 130, R.K. Mutt Road.
Chennai-600 004.

3.The Planning Clearance for Building is issued in accordance with the Provisions of the Town and Country Planning Act, 1971 and the rules made there under. This Provision does not cover the Structural Stability aspect of the building including 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 connected building Rules under the respective Local Body Act, 1920, such as Madras City Municipal Corporation Act, 1919, Tamil Nadu District Municipality Act, Tamil Nadu Panchayat Act. The Planning Clearance issued under the Provision of the Tamil Nadu Town and 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 the construction and also for its continued structural stability of the buildings.

4.Issuance of Planning Clearance by CMDA under the statutory provisions does not confirm any ownership or title over the property in favour of the applicant. Before issuing Planning Clearance 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 consider only the aspect on 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.

5. The approved plan set is numbered as **Planning Clearance No. C/16/2023/A&B, dated 27.09.2023** and two sets of the same are enclosed herewith for taking further action in this regard.

6. This approval is not final. The applicant should approach the Greater Chennai **Corporation** to issue the **Building Permit.**

Yours faithfully,

27/09/23

For MEMBER-SECRETARY

Encl: 2 sets of approved Plan.

27/09/2023

Copy to:

1. **Executive Engineer, Division-V/ TNHUDB**
   No.130, R.K.Mutt Road,
   Chennai-600 004

Executive Engineer
Division - V / TNUHDB
No: 130, R.K. Mutt Road,
Chennai-600 004.

2. **The Member**
Appropriate Authority
108, Uthamar Gandhi Salai
Nungambakkam, Chennai – 600 034.

3. **The Commissioner of Income Tax**
Income Tax Dept., (Investigation),
No.168, Uthamar Gandhi Salai
Nungambakkam, Chennai – 600 034

4. **The Senior Planner**
Enforcement Cell CMDA,
Chennai – 600 008.

Executive Engineer
Division - V / TNUHDB
No: 130, R.K. Mutt Road.
Chennai-600 004.

AE



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