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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

1924 - 2023

Letter No. PC/NHRB/B3/505/2023 **Dated: 28.08. 2024**

04 SEP 2024

To

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

Sir,

Sub: CMDA – APU – NHRB (North) – Planning Clearance for the Proposed Construction of Group Development Consisting 8 Blocks, Block-1 ; Ground Floor + 4 Floors Residential building with 60 dwelling units, Block-2 ; Ground Floor + 4 Floors Residential building with 60 dwelling units, Block-3 ;Ground Floor + 4 Floors Residential building with 50 dwelling units, Block-4 ; Ground Floor + 4 Floors Residential building with 50 dwelling units, Block-5 ; Ground Floor + 4 Floors Residential building with 55 dwelling units, Block-6 ; Ground Floor + 4 Floors Residential building with 75 dwelling units, Block-7 ; Ground Floor + 4 Floors Residential building with 70 dwelling units, , Block-8 ; Ground Floor + 4 Floors Residential building with 80 dwelling units, Totally 500 Dwelling units , Affordable housing (Height -16.0m) at New Avadi Road, ICF Link Road and Vellalar Street, Gandhi Nagar, comprised in T.S.No.A, Block No.7 and T.S.No.4A, Block No.8 of Ayanavaram village within the limits of Greater Chennai Corporation – Approved - Regarding.- Approved and forwarded to Local Body for issue of Building Permit – Regarding.

Ref:
1. Planning Clearance Application received in SBC No.CMDA /PC/NHRB/B3/505/2023 dated 06.03.2023
2. G.O.Ms.No.182, H&UD Department dated 18.08.2010.
3. G.O.Ms.No.88, H&UD Department dated 2.07.2018.
4. G.O.MS No.327, Revenue and Disaster Management Dept. LD4 (2) Section dated 16.10.2017.
5. Govt. letter No. G.O. (Ms) No.182, Housing & Urban Development Department dated.21.12.2018.
6. G.O. (Ms) . No: 167 Housing & Urban Development Department dated.12.09.2022.
7. G.O.Ms.No: 838 dated 08.10.1984 transfer of Government department land utilised for slum clearance scheme to Tamil Nadu Slum clearance board fee of cost orders issued.
8. Letter No: O6/9388/90 dated 27.02.1999, regarding transfer of land in the name of TNUHDB.

9. Revenue Department letter No: NE .MA. OU. TU. NA. KA .No: LE9 /1356 /2004 dated 12.06.2019.

10. Revenue Department Letter No: B1/10119/2002 dated 20.5.2002 .

11. Letter from The Collector to Special Officer Suevey Department Letter No: O6/16475/00 dated 01.10.2002 .

12. Environmental Clearance (EC) vide Letter No: SEIAA-TN /F.No.10464 /EC /8(A)/1014/2024 dated 19.02.2024.

13. Undertaking furnished for OSR Area shall maintain by TNUHDB and no structures would be erected.

14. Undertaking furnished for Street Alignment Portion should be maintained as road will be surrendered as and when road widening required .

15. Undertaking furnished that CMWSSB water supply which is away from TNUHDB fmb land by 15.0m .

16. Letter received from TNUHDB dated .02.05.2024 & 19.08.2024

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Planning Clearance Application for the Proposed Construction of Group Development Consisting 8 Blocks, Block-1 ; Ground Floor + 4 Floors Residential building with 60 dwelling units, Block-2 ; Ground Floor + 4 Floors Residential building with 60 dwelling units, Block-3 ;Ground Floor + 4 Floors Residential building with 50 dwelling units, Block-4 ; Ground Floor + 4 Floors Residential building with 50 dwelling units, Block-5 ; Ground Floor + 4 Floors Residential building with 55 dwelling units, Block-6 ; Ground Floor + 4 Floors Residential building with 75 dwelling units, Block-7 ; Ground Floor + 4 Floors Residential building with 70 dwelling units, , Block-8 ; Ground Floor + 4 Floors Residential building with 80 dwelling units, Totally 500 Dwelling units , Affordable housing (Height -16.0m) at New Avadi Road, ICF Link Road and Vellalar Street, Gandhi Nagar, comprised in T.S.No.A, Block No.7 and T.S.No.4A, Block No.8 of Ayanavaram village within the limits of Greater Chennai Corporation was examined and Planning Clearance issued.

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.

3. The Planning Clearance for the Building is issued in accordance with the Provisions of the Town and Country Planning Act, 1971 and the rules made thereunder. 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 / 11 / 2024 A to O dated.28.08.2024** 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,

28/08/2024

for MEMBER-SECRETARY

Encl: 2 sets of approved Plan.

28/8/24

Copy to:

1. To
The Chief Engineer
Tamil Nadu Urban Habitat Development Board.
Np.5, Kamarajar Salai,
Chennai-600 005.

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.



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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