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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. PC/NHRB/B3/501/2023 Dated: .07.2023

To,

The Principal Chief Engineer,
Greater Chennai Corporation,
Ribbon Building,
Chennai – 600 003.

Sir,

Sub: CMDA – Area Plans Unit – NHRB (North) – The Planning Clearance Application is for the Demolition and Reconstruction of Block-6: Ground floor + 3 Floors Residential building with 32 dwelling units(12.47m Height) and Block-11: Ground floor + 3 Floors Residential building with 32 dwelling units(12.47m Height), Totally 64 dwelling units Affordable Housing to the earlier approval issued by CMDA vide PP.No.B/Spl.bldg/43 A to E/2016 in the File No.B3/2517/2016 dated 26.02.2016 at Surya Narayana Chetty Road and Harbour road, Power Kuppam, Tondiarpet, Chennai ,comprised in R.S.No.3524 part, 3527/1 and 2part, 3528/1 and 5, Block No.52 of Tondiarpet village within the limits of Greater Chennai Corporation – Approved - Regarding.

Ref.:
1. Planning Clearance Application received in SBC.No.PC/NHRB/B3/501/2023 dated: 11.05.2023.
2. G.O.Ms.No.182, H&UD Department dated 18.08.2010.
3. G.O.MS No.327, Revenue and Disaster Management Dept. LD4 (2) Section dated 16.10.2017.
4. G.O.Ms.No.88, H&UD Department dated 2.07.2018.
5. Govt. letter No. G.O. (Ms) No.182, Housing & Urban Development Department dated.21.12.2018.
6. Govt. letter No. G.O. (3D) No.121, H&UD (UD-V) Dept., (UD-5) dated 04.07.2020.
7. G.O. (Ms) . No: 167 Housing & Urban Development Department dated.12.09.2022.
8. Letter received from the TNUHDB dated:12.07.2023.

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1. The Planning Clearance Application is for the Demolition and Reconstruction of Block-6: Ground floor + 3 Floors Residential building with 32 dwelling units(12.47m Height) and Block-11: Ground floor + 3 Floors Residential building with 32 dwelling units(12.47m Height), Totally 64 dwelling units Affordable Housing to the earlier approval issued by CMDA vide PP.No.B/Spl.bldg/43 A to E/2016 in the File No.B3/2517/2016 dated 26.02.2016 at Surya Narayana Chetty Road and Harbour road, Power Kuppam, Tondiarpet, Chennai ,comprised in R.S.No.3524 part, 3527/1 and 2part, 3528/1 and 5, Block No.52 of Tondiarpet village within the limits of Greater Chennai Corporation was examined and found approvable, as per the plans submitted by the applicant's letter 6th cited.

2. The Planning Clearance for Building is issued in accordance with the Provisions of the Town and Country Planning Act, 1971 and the rules made thereunder. This Provision does

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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.

3. 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.

5. 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.

6. The approved plan set is numbered as **Planning Clearance No. C/12/2023/A to E dated .07.2023** and two sets of the same are enclosed herewith for taking further action in this regard.

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

Yours faithfully,

15/7/23

for MEMBER-SECRETARY

D/C 4/5 20/07/2023 24/7/23 24/7/23

Encl: 2 sets of approved Plan.

Copy to:

1. 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.

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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.

5. The Chief Engineer,
CMWSSB,
No.75, Santhome High Road,
Raja Annamalaipuram, MRC Nagar,
Chennai-600 028.

6. The Chairperson,
TNRERA,
Door No.1A, Ist Floor,
Gandhi Irwin Road,
Egmore, Chennai-600 008.

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Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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