



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/INST/C/462/2021

Dated: 12.04.2022

To

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

Sir,

Sub: CMDA - Area Plans Unit - B Channel (Central) - Planning Clearance for the proposed construction of Ground floor + 2 floors of Fire and Rescue Service Station Building at Bashyam Road/ G.N.Chetty Road, T.Nagar, Chennai, comprised in Old T.S.No.5368, New T.S.No.5368/2, Block No.122, of T.Nagar Village within Greater Chennai Corporation – Approved - Regarding.

- Ref.: 1. Planning clearance application received in SBC PP/INST/C/462/2021, dated 19.08.2021.
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.137, Home (Police – XVII) Department dated 16.02.2017.
5. Fire and Rescue Station letter No. Na.Ka.No.6722/E1/2020 dated 29.01.2020.
6. Fire and Rescue Station letter No. Na.Ka.No.310/XX/ T.Nagar/ 2021 dated 05.07.2021.
7. The Station Fire officer, T.Nagar Fire Station. T.Nagar letter dated 23.03.2022.

The Planning Clearance Application for the proposed construction Ground floor + 2 floors of Fire and Rescue Service Station Building at Bashyam Road/ G.N.Chetty Road, T.Nagar, Chennai, comprised in Old T.S.No.5368, New T.S.No.5368/2, Block No.122, of T.Nagar Village within Greater Chennai Corporation was examined and found approvable, as per the plans submitted by the applicant's letter 7th 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 over head 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.

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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 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.

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5. The approved plan numbered as **Planning Clearance No. C / 6/2022/ A & B dated 12.04.2022** 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,

L. Jayan
12/4/2022

for MEMBER-SECRETARY

Sub
12/4/2022

Encl: 2 sets of approved Plan.

Copy to:

1. ✓ The Station Fire Officer,
T.Nagar Fire Station,
T.Nagar,
Chennai.
2. The Senior Planner
Enforcement Cell
CMDA, Chennai – 600 008.
(with a sets of the approved plan)
3. The Member,
Appropriate Authority,
108, Uthamar Gandhi Salai,
Nungambakkam, Chennai – 600 034.
4. The Commissioner
Income Tax Dept., (Investigation),
No.168, Uthamar Gandhi Salai
Nungambakkam, Chennai – 600 034.