



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. B3/15134/2022

Dated: 02.12.2022

To,

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

Sir,

Sub: CMDA - Area Plans Unit - B Channel (North) - The Planning Clearance application is for the proposed construction of Stilt floor + 3 floors Police Station Building at T.P Chatram Main road comprised in S.No.84/3part, Block No.8 of Egmore village, within the limit of Greater Chennai Corporation - Approved - Regarding.

Ref.: 1. Your PCA received in SBC.NoB3/15134/2022 dated: 18.10.2022.
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. (3D) No.121, H&UD (UD-V) Dept., (UD-5) dated 04.07.2020.
6. This Office even No. Particular letter dated: 14.11.2022.
7. Letter received from Inspector of Police dated: 24.11.2022.

1. The Planning Clearance application is for the proposed construction of Stilt floor + 3 floors Police Station Building at T.P Chatram Main road comprised in S.No.84/3part, Block No.8 of Egmore village, within the limit of Greater Chennai Corporation was examined and found approvable, as per the plans submitted by the applicant's letter 7th 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 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 / 19 / 2022 / A to C dated. 02.12.2022** 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,


for MEMBER-SECRETARY

Encl: 2 sets of approved Plan.

Copy to:

1. The Inspector of Police,
T.P Chatram Police Station,
T.P Chatram,
Chennai – 600 010.

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.