

BY RPAD



**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](mailto:mscmda@tn.gov.in) Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No. PP/IND/C/0018/2019

Dated: 4-11.2019

To

**The Executive Officer,**  
Thiruninravur Town Panchayat,  
Chennai

Sir,

Sub: CMDA - Area Plans Unit – (B Channel - Central Division) – Planning Permission for the proposed construction of Factory building consisting of 2 Blocks – Blocks 1 of Ground Floor - Loom Shed and Block 2 of Ground Floor - Warping & Sizing Shed at Puthuchathiram Vepampattu railway Station Road, Thiruninravur, Chennai comprised in S.No. 309/1 of Thiruninravur village, within Thiruninravur Town Panchayat Limit - Approved - Regarding.

- Ref:
1. Your PPA received in SBC No. PP/IND/C/ 0018 /2019, dated 05.02.2019.
  2. G.O.Ms.No.161, H&UD Dept, dt.09.09.2009
  3. G.O.Ms.No.86, H& UD Dept, dated 28.03.2012
  4. G.O.Ms.No.303, H & UD Dept, dated 30.12.2013 (TNGG Notification dated 29.01.2014)
  5. G.O.Ms.No.17 H & UD Dept. dated 05.02.2016.
  6. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
  7. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
  8. PWD NOC letter no. DB/T53)/F-004478-Thiruninravur/2019 dated 13.06.2019.
  9. TNPCB NOC proceeding No.F.1306 TLR/OL/DEE/TNPCB/TLR/A/2019 dated 12.05.2019 and Consent Order no.1901220228265 dated 12.05.2019
  10. This office GLV letter even no. dated 7.8.2019 addressed to the Sub Registrar, Avadi, Chennai
  11. GLV letter No.Na.ka.No.5/2019 dated 08.08.2019 received from the Sub Registrar, Avadi, Chennai
  12. This office DC advice letter even No. dated 14.08.2019.
  13. Applicant letter dated 21.10.2019.

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The Planning Permission Application for the proposed construction of Factory building consisting of 2 Blocks – Blocks 1 of Ground Floor - Loom Shed and Block 2 of Ground Floor - Warping & Sizing Shed at Puthuchathiram Vepampattu railway Station Road, Thiruninravur, Chennai comprised in S.No. 309/1 of Thiruninravur village, within Thiruninravur Town Panchayat Limit was examined and found approvable as per the plans submitted by the applicant to this office.

2. The applicant has remitted the following charges subject to the conditions stipulated in the reference 8<sup>th</sup> cited.

i.)	Development charge	<b>Rs. 1,31,000/-</b> (Rupees One lakh thirty one thousand only)
ii)	Balance Scrutiny Fee	<b>Rs.18,000/-</b> (Rupees Eighteen thousand only)
iii)	Regularisation charges	Nil
iv)	Open space & reservation charges	Nil
v)	Security Deposit (For Building)	Nil
vi)	Security Deposit for Display Board	Nil
vii)	Security Deposit for Septic tank	Nil
viii)	Infrastructure & Amenities Charges	<b>Rs.21,62,000/-</b> (Rupees Twenty one lakhs sixty two thousand only)
ix)	Premium FSI Charges	Nil
x)	Shelter charges	<b>Rs.90,000/-</b> (Rupees Ninety thousand only)
xi)	MIDC Charges	Nil

3. The Planning Permission 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 had 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.

4. Planning Permission for building is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. This provision does not cover the structural stability aspect of the building including the 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 concerned Act, 1920, such as Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality Act, Tamil Nadu Panchayat Act. The Planning Permission issued under the provision of Tamil Nadu Town & 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/Architect who has signed in the plan to ensure the safety during construction and after construction and also for its continued structural stability of the buildings

5. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing Planning Permission 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 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. As per G.O.Ms.No.152, H & UD (UD1) Department dated 23.08.2017, installation of the Solar Photo Voltaic System shall be mandatory and the same shall be provided with minimum 1/3<sup>rd</sup> of the total terrace area by the applicant.

7. The PP issued in the reference 12<sup>th</sup> cited has been cancelled and the approved plans are numbered as **Planning Permit No. C/12092/40 A to D / 2019** dated **14.11.2019** and two copies of the same along with two copies of the planning permit are enclosed herewith for taking further action in this regard. The planning permit is valid from **14.11.2019 to 13.11.2024**.

8. TNPCB and ~~DE&R~~SPWD conditions in the reference ~~10~~ cited shall be strictly adhered.

9. This approval is not final. The applicant should approach the concerned **Local Body of The Executive Officer, Thiruninravur Town Panchayat** to issue of **Building Permit**.

Yours faithfully,

3/7  
O/c

14.11.19

for MEMBER-SECRETARY.

13/11/19

13/11/2019

- Encl: 1. 2 <sup>sets</sup> copies of approved plan.  
2. 2 copies of the Planning Permit.

Copy to:

- 1 M/s. Sri Vishnu Weaving Pvt. Ltd,  
No.37D, Land Marvel apartments,  
✓ Vijayaraghava Road,  
T.Nagar, Chennai – 600 017
2. The Senior Planner,  
Enforcement Cell, CMDA, Chennai-8.  
(with a copy of the approved plan)
3. The Member,  
Appropriate Authority,  
108, Uthamar Gandhi Salai, Nungambakkam, Chennai-34.
4. The Commissioner,  
Income Tax Dept., (Investigation), 168,  
Uthamar Gandhi Salai, Nungambakkam, Chennai-34

From  
The Member Secretary,  
Chennai Metropolitan  
Development Authority,  
No.1, Gandhi Irwin road,  
Egmore, Chennai – 600 008

To  
M/S Sri Vishnu Weaving Pvt., Ltd.,  
No. 37D, Land Marvel apartments,  
Vijayaraghava road,  
T.Nagar,  
Chennai – 600 017.

Letter No.PP/IND/C/18/2019

Dated. .09.2019

Sir,

Sub: CMDA – Area Plans Unit – B Channel (Central) – Planning  
Permission for the proposed construction of Factory building  
consisting of 2 Blocks: Block 1 of Ground floor-Loom shed and  
Block 2 of Ground floor-Warping and sizing shed at  
Puthuchathiram Vepampattu Railway station road,  
Thiruninravur, Chennai comprised in S.No.309/1 of  
Thiruninravur village- Particulars called for – Regarding.

- Ref: 1. Your PPA received in SBC. No. SB/C/18/2019, dated  
05.02.2019.  
2. This office D.C. advice letter even No. dated 14.08.2019.  
3. Your letter dated 03.09.2019.

*23/9/19*  
**சென்னை மாநகராட்சி**

The Planning Permission Application received in the reference 1<sup>st</sup> cited has been examined and DC advice letter was sent in the ref. 2<sup>nd</sup> cited. The Particulars and Revised plans received in the 3<sup>rd</sup> reference cited has been examined you have not rectified the following defects. Hence you are requested to furnish the particulars and five sets of revised plans rectifying the following defects for further process.

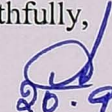
1. Cycle parking (107 nos), PCP TW (11 nos), Cycle parking to be correctly shown.
2. STP detailed drawing and its design calculations to be furnished.
3. STP design sufficiency certificate to be furnished.
4. Ramp and Hand rail for PCP at staircase to be shown.
5. 1/3<sup>rd</sup> area reserved for Solar Photo Voltaic panels to be correctly reserved in Terrace floor plan. & Rainwater harvesting provisions to be shown as per TRD BR
6. Area statement is to be shown correctly.
7. Working flow chart with HP details and No. workers to be furnished
8. Original legal opinion for the ownership rights on Site u/r to be furnished.
9. OSR area to be maintained by the owner and undertaking in Rs.20/- stamp paper to be furnished.
10. Levels to be shown as per PWD NOC.



11. STP at buffer area not permissible

X — 12. FMB for site under reference incorporating abutting road width duly attested by Revenue officials not below the rank of Deputy Tahsildar to be furnished.

X — 13, conditions acceptance letter to be furnished.

Yours faithfully,

o/c  20.9.19  
For MEMBER-SECRETARY.

 20/9/19  20/9/19