

BY RPAD



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,  
Chennai - 600 008

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Letter No.C2/000272/2018

Dated: 31.5.2018

To

**The Commissioner**  
Sholavaram Panchayat Union  
Sholavaram  
Chennai.

Sir,

Sub: CMDA - Area Plans Unit – ‘B’ Channel (Industries) – Planning Permission Application for the existing Blocks 1 & 2 consisting of Ground Floor Industrial Building for Groundnut Decorticating (Dry) Unit (Green Industry) with installation of 30 HP and 20 Nos. of Employees, Block-3: Ground Floor for Workers Rest Room with 2 Dwelling Units and Office and Block-4: Ground Floor for Office Building and Block-5: Ground Floor for Weighbridge Office at S.No.91/1B of Alamathi Village, Thiruvallur High Road, Chennai - Approved - Regarding.

- Ref:
1. PPA received in SBC No.IND/2018/000011 dated 5.1.2018.
  2. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
  3. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
  4. This office DC advice letter even No. dated 21.5.2018.
  5. H&UD letter No.15072/UDVII(1)/2017 dated 20.7.2017.
  6. Applicant letter dated 24.5.2018.

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The Planning Permission Application received in the reference 1<sup>st</sup> cited for the existing Blocks 1 & 2 consisting of Ground Floor Industrial Building for Groundnut Decorticating (Dry) Unit (Green Industry) with installation of 30 HP and 20 Nos. of Employees, Block-3: Ground Floor for Workers Rest Room with 2 Dwelling Units and Office and Block-4: Ground Floor for Office Building and Block-5: Ground Floor for Weighbridge Office at S.No.91/1B of Alamathi Village, Thiruvallur High Road, Chennai 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 4<sup>th</sup> cited.

i)	Development charge	Rs.1,07,630/- (Rupees One Lakh Seven Thousand Six Hundred and Thirty only)
ii)	Scrutiny Charges	Rs.2,710/- (Rupees Two Thousand Seven Hundred and Ten only)
iii)	Regularization Charges for Land	Rs.2,05,500/- (Rupees Two Lakh Five Thousand and Five Hundred only)
iv)	Security Deposit for Building charges	Nil
v)	Infrastructure and Amenity charges	Rs.10, 30,810/- (Rupees Ten Lakh Thirty Thousand Eight Hundred and Ten only)

vide Receipt No. B007329 dated 24.5.2018.

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. The approved plans are numbered as **Planning Permit No.C/12010/11-AtoE/2018** dated **31.5.2018** 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 **31.5.2018** to **30.5.2023**.

7. This approval is not final. The applicant should approach the concerned **Local Body of Sholavaram Panchayat Union** to issue of **Building Permit**.

Yours faithfully,

*S. Ganeswari*  
31/5/18  
for PRINCIPAL SECRETARY /  
MEMBER-SECRETARY.

Encl: 1. 2 copies of approved plan.  
2. 2 copies of the Planning Permit.

Copy to:

1. Tmt.B.Chenchammal  
No.7/484, Thiruvallur High Road  
Eswaran Kovil Street  
Old Alamathi, Chennai – 600 052
2. The Senior Planner,  
Enforcement Cell, CMDA, Chennai – 600 008.  
(with a copy of the approved plan)
3. The Member,  
Appropriate Authority,  
108, Uthamar Gandhi Salai, Numgambakkam, Chennai - 600 034.
4. The Commissioner,  
Income Tax Dept., (Investigation),  
168, Uthamar Gandhi Salai, Nungambakkam, Chennai - 600 034

FOC

*AB*  
31/5/18