



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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 Chennai - 600 008
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 E-mail: mcmda@tn.gov.in
 Web site: www.cmdachennai.gov.in

Letter No. PP/IND/N/634/2021, Dated: 10.12.2021

To

The Commissioner,
 Sholavaram Panchayat Union,
 Sholavaram
 Chennai.

Sir,

Sub: CMDA - Area Plans Unit 'B' Channel (North- Industries) – Planning Permission for the change of use for the existing approved Industrial building Block-1- Ground floor + Mezzanine Floor from Wooden boxes manufacturing industry to Electronic Equipment assembly (Assembly of automobile electrical items, FMCG) and Proposed construction of Block-II- Ground Floor Electronic Equipment assembly (Automobile electrical equipment) Industrial Shed- Green industry, Comprised in S.No.18/5, 19, 20/1, 20/6, 20/7, 20/8, 21, 22, 23, 24 & 38/1A3B of Orakkadu Village, (Kiruthajapuram), Ponneri Taluk, Thiruvallur district within the limit of Sholavaram Panchayat Union - Approved – Regarding.

- Ref.: 1. The PPA received in SBC No.CMDA/PP/IND/N/0634/2021 dated 27.10.2021.
2. Earlier Planning Permission was issued by CMDA in File No.PP/IND/N/261/2020 vide in PP No.C/13129/23A to D/2020, dated.21.08.2020.
3. Earlier Planning Permission was issued by CMDA in File No.PP/IND/N/693/2020 vide in PP No.C/13164/16A to E/2021, dated.30.03.2021.
4. G.O.Ms.No.161, H&UD Dept. dated 09.09.2009.
5. G.O.Ms.No.86, H&UD Department dated 28.03.2012
6. G.O.Ms.No.303, H&UD Dept. dated 30.12.2013 (TNGG Notification dated 29.01.2014).
7. G.O.Ms.No.17, H&UD Department dated 05.02.2016
8. W.P. (MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019.
9. G.O.(MS) No.54 [H & UD (UD-4(3))] Department dated 12.03.2020.
10. NOC from PWD in letter No.DB/T5 (3) F –Orakkadu Village/2020, dated. 23.03.2020.
11. NOC from DF & RS Letter No. O.Mu.No.17729/AA2/2021, dated. 30.11.2021.
12. NOC from TNPCB proceeding No. F0926GMP /GL/ DEE/ TNPCB/ GMP/A&W/2021 Dated 15.02.2021 (Green).Concern. to operate



13. NOC from TNPCB proceeding No. F1006 GMP /GL/ DEE/ TNPCB/ GMP/A&W/2021 Dated ~~15.02.2021~~ ^{9.9.2021}. Concern for establishment.
14. Undertaking furnished for OSR space.
15. Undertaking furnished by the applicant for accepting the conditions put forth in the PWD NOC and DF&RS NOC letter.
16. This Office DC Advice Letter even No. dated ~~18.12.2021~~ ^{8/12/2021}.
17. Applicant's letter dated ~~15.03.2021~~ ^{9/12/2021}

The Planning Permission for the change of use for the existing approved Industrial building Block-1- Ground floor + Mezzanine Floor from Wooden boxes manufacturing industry to Electronic Equipment assembly (Assembly of automobile electrical items, FMCG) and Proposed construction of Block-II- Ground Floor Electronic Equipment assembly (Automobile electrical equipment) Industrial Shed- Green industry, Comprised in S.No.18/5, 19, 20/1, 20/6, 20/7, 20/8, 21, 22, 23, 24 & 38/1A3B of Orakkadu Village, (Kiruthalapuram), Ponneri Taluk, Thiruvallur district within the limit of Sholavaram Panchayat Union was examined and found approvable, as per the plans submitted by the applicant directly to this office.

1. The applicant has remitted the following charges subject to the conditions stipulated in the reference 16th cited.

Sl. No.	Description	Charges/Deposits already paid in File No. PP/IND/N/261/2020	Charges/Deposits already paid in File No. PP/IND/N/693/2020	Balance amount remitted in file no. PP/IND/N/634/2021 in Receipt. No.B0020484 dated 09.12.2021
i)	Development charges for land and Building under Sec.59 of T&CP Act 1971	Rs.1,90,000/- Receipt No.B0016944 dated.12.08.2020 Rs.3,78,000/- Receipt No.B0017013 dated.19.08.2020	Rs.54,000/- Receipt No.CMDA/PP/RC/0038/2021 datedt.15.03.2021	Rs.2,07,000/- <i>(Two lakhs seven thousand only)</i>
ii)	Scrutiny Fee	NIL	NIL	Rs.73,500/- <i>Three and five hundred (seventy three thousand five hundred only)</i>
vii)	Infrastructure and Amenity charges for additional area	Rs.67,61,000/- Receipt No.B0016944 dated.12.08.2020	Rs.16,95,000/- Receipt No.CMDA/PP/RC/0038/2021 datedt.15.03.2021	Rs.68,58,900/- <i>(Sixty eight lakhs fifty eight thousand only)</i>
viii)	Shelter Fee	Rs.4,20,000/- Receipt No.B0016944 dated.12.08.2020	Rs.1,27,000/- Receipt No.CMDA/PP/RC/0038/2021 datedt.15.03.2021	Rs.5,07,000/- <i>(Five lakhs seven thousand only)</i>
ix)	Regularization charges	Rs.23,91,000/- Receipt No.B0016944 dated.12.08.2020	NIL	NIL

Note: The charges remitted at the time of earlier approval has been adjusted in this Planning permission application and earlier Planning Permission issued in the reference ~~2nd~~ & 3rd cited has been cancelled.

2. 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.

3. The Planning Permission for Building is issued in accordance with the Provisions of the Town and Country Planning Act, 1971 and the rules made there under. 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 Permission 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 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 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.

5. Solar Energy capture provision shall be strictly adhered as per G.O. (Ms.) No.17, H&UD [UD4 (3)] Department dated 5.2.2016 in the reference 3rd cited.



6. The approved plans are numbered as **Planning Permit No.C/13187/38/2021/A** dated. **10** .12.2021 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 No. 13187** is valid from **10** .12.2021 to **09**.12.2026.

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

Yours faithfully,

10.12.21

For Member Secretary

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

Copy to:

1. Mr.Pattabi Sai Venkat Prasad,
M/s.Polytrusions Infrastructures LLP,
No.1, Parasu Street,
Kilpauk,
Chennai - 600 010
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,
Nungambakkam, Chennai – 600 034.
4. The Commissioner
Income Tax Dept., (Investigation),
No.168, Uthamar Gandhi Salai
Nungambakkam, Chennai – 600 034.

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