

BY RPAD



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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Letter No. PP/IND/N/ 0278/2020

Dated: 17.10.2020

To

The Commissioner,
Puzal Panchayat Union
Puzal.

Sir,

Sub: CMDA - Area Plans Unit – (B Channel - North Division) – Planning Permission for the proposed construction of Ground floor + Mazzanine floor + First floor (part) Cottage Industrial Building (Item No.67 in CBR, Storing of articles in Frigidaire), Nos of Workers – 8, up to 30HP) at Plot No.73, Redhills Puzal Panchayat Union, Chennai – 52 comprised in S.No.80/5B of Grant Layout village, Thiruvallur District - Approved - Regarding.

- Ref:**
1. Your PPA received in SBC No.CMDA/PP/ IND/N/278/2020, dated 29.05.2020.
 2. G.O.Ms.No.86, H&UD Dept, dt.28.03.2012
 3. G.O.Ms.No.85, H& UD Dept, dated 16.05.2017
 4. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
 5. G.O. (Ms). No. 18 MAWS Department, dated 04.02.2019 and published in Government Gazette No. 43, Extraordinary Part-III, Section I (a), dated 04.02.2019.
 6. This office DC advice letter even No. dated 17.08.2020& 25.08.2020.
 7. Your letter dated 10.09.2020.

The Planning Permission Application for the proposed construction of Ground floor + Mazzanine floor + First floor (part) Cottage Industrial Building (Item No.67 in CBR, Storing of articles in Frigidaire), Nos. of Workers – 8, up to 30HP) at Plot No.73, Redhills Puzal Panchayat Union, Chennai – 52 comprised in S.No.80/5B of Grant Layout village, Thiruvallur District 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 7th cited in Receipt No. B0017243 dated 09.09.2020.

Sl. No	Charges / Fees / Deposits	Total Amount	Receipt No & date
i)	Development charges	Rs.8,500/-	Receipt No. . B0017243 dated 09.09.2020.
ii)	Scrutiny Fee	Rs.1,500/-	
iii)	RC for Land	-	
iv)	Open space & reservation charges	-	
v)	Infrastructure & Amenities Charges	Rs.1,40,000/-	
vi)	Security Deposit for display board	-	
vii)	Security Deposit for STP	-	

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 1/3rd of the total terrace area by the applicant.

7. The approved plans are numbered as **Planning Permit No. C/13136/30/2020 dated 17.10.2020** 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 **17.10.2020 to 16.10.2025**.

8. This approval is not final. The applicant should approach the concerned **Local Body of the Commissioner, Puzal Panchayat Union** to issue of **Building Permit**.

Yours faithfully,

S. Suresh
19/10/2020
for MEMBER-SECRETARY.

FOC

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

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19/10/2020

Copy to:

1. Tmt. Ranjula Devi,
No.39/20, Govindappa Naikan Street,
Broadway,
Chennai – 600 001.
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