



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

Phone : 28414855 Fax: 91-044-28548416

E-mail: mcmda@tn.gov.in

Web site: www.cmdachennai.gov.in

Letter No. PP/NHRB/IND/N/484/2019

Dated: 04.12.2019

To

The Principal Chief Engineer,
Greater Chennai Corporation
Chennai – 600 003.

Sir,

Sub: CMDA - Area Plans Unit 'B' Channel (North- Industries) – Planning Permission Application for the proposed construction of Stilt floor + 2 floors + 3rd Floor part Leather Goods making Industry Building (Cottage Industry) at Plot No.A-16, SIDCO Salai, SIDCO Industrial Estate, MMDA Colony, Arumbakkam, Chennai-106 comprised in T.S.No.5 part, Block No. 22 of Arumbakkam Village. within Greater Chennai Corporation - Approved – Regarding.

- Ref:
1. Your PPA received in SBC No.PP/NHRB/IND/N/484/2019 dated 05.07.2019.
 2. G.O.Ms.No.161, H&UD Dept. dated 09.09.2009.
 3. G.O.Ms.No.86, H&UD Dept. dated 28.3.2012.
 4. G.O.Ms.No.303, H&UD Dept. dated 30.12.2013. (TNGG Notification dated 29.01.2014)
 4. G.O.Ms.No.17, H&UD Department dated 05.02.2016.
 5. TNPCB consent order No.190122208829 dated 20.06.2019.
 7. This Office DC Advice Lr. even No.dated 19.09.2019.
 8. Applicant's letter dated 31.10.2019.

The Planning Permission Application for the proposed construction of Stilt floor + 2 floors + 3rd Floor part Leather Goods making Industry Building (Cottage Industry) at Plot No.A-16, SIDCO Salai, SIDCO Industrial Estate, MMDA Colony, Arumbakkam, Chennai-106 comprised in T.S.No.5 part, Block No. 22 of Arumbakkam Village. within Greater Chennai Corporation is examined and found approvable, as per the plans submitted by the applicant directly to this office.

2. The applicant has remitted the following charges subject to the conditions stipulated in the reference 6th cited.

5. W P (CMD) NO. 8948 of
2019 & WMP (CMD)
nos. 69/12 & 69/13/2019
dt. 12.4.19.

Demand Details		
Sl. No.	Description	Amount
1	Development Charges for Land & Building	Rs. 24,000/- ✓ (Rupees Twenty four thousand Only)
2	Scrutiny Fee	Rs. 2,500/- ✓ (Rupees Two thousand five hundred Only)
3	I&A Charges	Rs. 3,11,000/- ✓ (Rupees Three lakhs eleven thousand only)
5.	MIDC Charges	Rs. 2,13,000/- ✓ (Rupees Two lakhs thirteen thousand only)

vide challan No.B0014580, dated 29.010.2019 ✓

3. The Planning Permission is issued subject to the following conditions:
- In the Open Space within the site to the extent feasible trees be planted and the existing trees preserved by the applicant.
 - To ensure that the plans for the new buildings will incorporate the approved designs for mosquito proof over had tanks and wells.
 - 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.

TNEPDR

4. 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.

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 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. 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.

7. The approved plans are numbered as **Planning Permit No. C/12098/45/2019** dated **11.11.2019** 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 **11.11.2019 to 3.11.2024**.

8. This approval is not final. The applicant should approach the Greater Chennai Corporation, for issue of Building Permit.

9. Further the planning permission issued under the new TNCDPR 2019 is subject to outcome of Hon'ble High Court order in the reference 5th cited

Yours faithfully,

MEMBER-SECRETARY

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

Copy to:

1. M/s.Ramjee Leathers & Supplies,
Rep by its Partner Thiru.R.Damodaran,
A-14th, SIDCO Industrial Estate,
Arumbakkam,
Chennai – 600 106.
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.

27.11.19

3/12/19