



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
 Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
 Chennai - 600 008
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 E-mail: mcmda@tn.gov.in
 Web site: www.cmdachennai.gov.in

Letter No. PP/IND/N/0596/2019, Dated: 29.07.2021

To

The Principal Chief Engineer
 Greater Chennai Corporation
 Ribbon Building
 Chennai – 600 003.

Sir,

Sub: CMDA - Area Plans Unit 'B' Channel (North- Industries) – Planning Permission for the revision to the Earlier proposal for the proposed construction of Block -1: Ground Floor + Mezzanine Floor + 2 Floors Leather Garments Stitching unit (Green Industries), Block – 2: Basement Floor + Ground Floor + 2 Floors + 3rd Floor (Part) Multipurpose Hall/Darmitory Building in Door No.179, Kamarajar Salai, Manali, Chennai – 68 comprised in S.No.278/5A2 (As per Patta) of Manali Village, Thiruvottiyur Taluk within Greater Chennai Corporation Limits - Approved – Regarding.

- Ref:**
1. Your PPA received in SBC No.CMDA/PP/IND/N/0596/2019 dated 30.07.2019.
 2. Earlier Planning Permission issued vide PP No.C/9605/23 A to C/2016 vide letter No.C2/7879/2015, dated.20.05.2016.
 3. G.O.Ms.No.161, H&UD Dept. dated 09.09.2009.
 4. G.O.Ms.No.86, H&UD Department dated 28.03.2012.
 5. G.O.Ms.No.303, H&UD Dept. dated 30.12.2013 (TNGG Notification dated 29.01.2014).
 6. G.O.Ms.No.17, H&UD Department dated 05.02.2016.
 7. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019.
 8. NOC from TNPCB `section 21 of the Air in letter No.F.0275AMB/GS/DEE/TNPCB/AMB/A/2016, dated.08.12.2016 and section 25 of the water in letter F.0275/AMB/GS/DEE/TNPCB/AMB/W/2016, dated.08.12.2016 .
 9. This Office DC Advice Lr. even No. dated 14.08.2020 & reminder letter dated.18.06.2021.
 10. Applicant's letter dated 23.06.2021.

Planning Permission for the revision to the Earlier proposal for the proposed construction of Block -1: Ground Floor + Mezzanine Floor + 2 Floors Leather Garments Stitching unit (Green

Industries), Block – 2: Basement Floor + Ground Floor + 2 Floors + 3rd Floor (Part) Multipurpose Hall/Dormitory Building in Door No.179, Kamarajar Salai, Manali, Chennai – 68 comprised in S.No.278/5A2 (As per Patta) of Manali Village, Thiruvottiyur Taluk within Greater Chennai Corporation Limits 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 9th cited.

This proposal is revision to the earlier approval issued in the reference 2nd cited. Hence the earlier remitted charges have been adjusted now in the revised present proposal. Planning Permitted issued earlier in the reference 2nd cited has been cancelled.

Sl. No.	Description	Total Amount	
1.	Development Charge	Rs.14,000/- (Rupees Fourteen Thousand only)	Vide Receipt No.B0017356 dated 19.09.2020.
2.	Scrutiny Charge	Rs.2,000/- (Rupees Two Thousand only)	
3.	I & A Charges	Rs.4,58,000/- (Rupees Four Lakhs Fifty Eight Thousand only)	
4.	Flag day	Rs.500/- (Five Hundred only)	

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. 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/13175/26Ato D/2021 dated.29.07.2021** 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** is valid from **29.07.2021 to 28.07.2026**.

8. This approval is not final. The applicant should approach the concerned Local Body of the Principal Chief Engineer, Greater Chennai Corporation, for issue of Building Permit.

9. The OSR area shown in the plan to be maintained by the applicant concerned subject to the supervision and monitory of the concerned local body.

Yours faithfully,

For Member Secretary

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

Copy to:

1. M/s.Associated Commercial Enterprises,
No.220/1, First Floor,
Ennore Express Road,
Thiruvottiyur,
Chennai – 600 019.
2. **The Member
Appropriate Authority**
108, Uthamar Gandhi Salai
Nungambakkam,
Chennai – 600 034

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29/7/2021

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3. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road
Nungambakkam, Chennai - 600 034.
4. **The Senior Planner**
Enforcement Cell CMDA,
Chennai – 600 008.