



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/IND/N/204/2019, Dated: 09.01.2020

To

The Executive officer,
 Sholavaram Panchayat Union,
 Chennai.

Sir,

Sub: CMDA - Area Plans Unit 'B' Channel (North- Industries) – Planning Permission for the proposed construction of Ground Floor (Galvaling Sheet Roof) and partly terrace industrial building for ground nut decorticating dry unit with installation of 30HP with 20' numbers of workers at S.No.91/2A1 of Alamathi Village, Sivan Kovil Street, Ponneri Taluk, Thiruvallur District within the limit of Sholavaram Panchayat Union - Approved – Regarding.

- Ref:
1. Your PPA received in SBC No.CMDA/PP/IND/N/204/2019 dated 23.04.2019.
 2. G.O.Ms.No.161, H&UD Dept. dated 09.09.2009.
 3. G.O.Ms.No.86, H&UD Department dated 28.03.2012
 4. G.O.Ms.No.303, H&UD Dept. dated 30.12.2013 (TNGG Notification dated 29.01.2014).
 5. G.O.Ms.No.17, H&UD Department dated 05.02.2016
 6. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019.
 7. This Office DC Advice Lr. even No. dated 09.12.2019.
 8. Undertaking furnished by to accepting to provide micro drains in the catchment area as and when insisted by PWD/ Local Body , CMDA, Revenue department in the said site under reference.
 9. Applicant's letter dated 23.12.2019.

Planning Permission for the proposed construction of Ground Floor (Galvaling Sheet Roof) and partly terrace industrial building for ground nut decorticating dry unit with installation of 30HP with 20 numbers of workers at S.No.91/2A1 of Alamathi Village, Sivan Kovil Street, Ponneri Taluk, Thiruvallur District within the limit of Sholavaram Panchayat Union 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.

| Sl. No. | Description | Total Amount | |
|---------|--------------------|--|--|
| 1. | Development Charge | Rs.76,000/- (Rupees Seventy Six Thousand only) | Vide Receipt No.B0015195 dated 11.12.2019. |
| 2. | Scrutiny Fee | Rs.5,000/- (Rupees Five Thousand only) | |
| 3. | I&A charges | Rs.8,42,000/- (Rupees Eight Lakhs Forty Two Thousand only) | |
| 4. | OSR charges | Rs.6,87,000/- (Rupees Six Lakhs Eighty Seven Thousand only) | |
| 5. | Flag Day | Rs. 500.00 (Rupees five hundred only) | Vide Receipt No.781068 dated 11.12.2019. |

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/13108/2 A & B/2020 dated. 09.01.2020** 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 **09.01.2020 to 08.01.2025**.

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

Yours faithfully,

[Signature] 09/01/2020
For Member Secretary
Area Plans Unit

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

Copy to:

1. Thiur. B.Duraibabu S/o.Mr.Balaraman
No.7/484, Opposite to Alamathi Sivan Kovil,
Alamathi Village, Milk Colony Post,
Ponneri Taluk,
Thiruvallur District,
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,
Nungambakkam, Chennai – 600 034.
4. The Commissioner
Income Tax Dept., (Investigation),
No.168, Uthamar Gandhi Salai
Nungambakkam, Chennai – 600 034.

