



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
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Letter No. PP/IND/N/814/2019, Dated:19.05.2020

To

The Commissioner,
Sholavaram Panchayat Union,
Chennai.

Sir,

Sub: CMDA - Area Plans Unit 'B' Channel (North- Industries) – Planning Permission for the proposed construction of Ground Floor + First Floor part (Steel Works) Industry Building at S.No.139/1 & 139/2 of Thirunilai Village, 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/814/2019 dated 04.09.2019.
 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. NOC from TNPCB consent order No.1801218294150, dated.29.12.2018.
 8. NOC from PWD in letter No.DB/T5 (3) F – 1 – Thirunilai / 2019, dated. 18.03.2019.
 9. GLV letter No.366/2019 dated. 04.12.2019. received from SRO, Thiruvottiyur.
 10. This Office DC Advice Lr. even No. dated 23.12.2019.
 11. Applicant's letter dated.21.03.2020.

Planning Permission for the proposed construction of Ground Floor + First Floor part (Steel Works) Industrial Building at S.No.139/1 & 139/2 of Thirunilai Village, Ponneri Taluk, Thiruvallur District within the Sholavaram Panchayat Union limit to examined and found approvable, as per the plans submitted by the applicant.

2. The applicant has remitted the following charges subject to the conditions stipulated in the reference 9th cited.

Sl. No.	Description	Total Amount	Vide Receipt No.B0015512 dated 10.01.2020.
1.	Development Charge	Rs. 70,500/- (Rupees Seventy Thousand Five Hundred Only)	
2.	Scrutiny Fee	Rs. 7,000/- (Rupees Seven Thousand only)	
3.	I&A charges	Rs. 12,83,000/- (Rupees Twelve Lakhs Eighty Three Thousand only)	
4.	Regularization Charges	Rs. 1,89,000/- (Rupees One Lakhs Eighty Nine Thousand only)	
5.	OSR Charges	Rs.1, 63,000/- (Rupees One Lakhs Sixty Three Thousand only)	
6.	Flag Day	Rs. 500.00 (Rupees 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

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.