



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

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Letter No.C2/4615/2017

Dated: 26.9.2018

To
The Principal Chief Engineer
Greater Chennai Corporation
Ripon Building
Chennai

Sir,

Sub: CMDA - Area Plans Unit - 'C' Channel (I&I) - Planning Permission Application for the additional construction of existing approved Building, existing Building Regularized and proposed Factory Building for manufacturing of Automobile Brakes and its components (Car Segment) with 10,000 HP and 5,000 Nos. of workers at Block No.82, T.S.No.1/6, 1/5, S.No.1/3 (Part), 1/4(Part), 1/5(Part), 2/3(Part), 2/5(Part), 2/4(Part), 2/6(Part), 2/2(Part), 1/6(Part) of Kakapallam Village, Block No.82, T.S.No.1/7, O.S.Nos.7/1A(Part), 1B(Part), 2A(Part), 2B(Part), 3(Part), 5/1(Part), 6(Part), 4/2(Part), 4/4(Part), 1/1(Part) of Padi Village, Block No.82 in T.S.No.1/1 and 1/4, O.S.Nos.1363, 1194/1, 1195/1, 1196/2A, 3A, 1314/1C2, 1315/2, 1316, 1318/3, 1337/3, 1338/3, 1345/4, 1346/3, 1347, 1348, 1349/1, 1350/1, 1351, 1352/1,2&3, 1353, 1354/1C, 1354/2, 3A, 1355/2 1357/3, 1358/3, 1359/2, 1360/1A&2A, 1361/1,2, 1362, 1366/1, 1368/1, 1379/2, 1308(Part), 1319(Part), 1318(Part), 1314(Part), 1312(Part), 1306(Part), 1307(Part), 1309(Part), 1387(Part), 1311(Part), 1313, 1310, 1317, 1315(Part), 1386(Part) of Korattur Village, Chennai-50 - Approved - Regarding.

- Ref:**
1. Your PPA received in SBC No.IND/2017/193 dated 3.4.2017.
 2. G.O.Ms.No.161, H&UD Dept. dated 9.9.2009.
 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 29.1.2014).
 5. G.O.Ms.No.17, H&UD Dept. dated 5.2.2016.
 6. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
 7. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
 8. G.O.Ms.No.135, H&UD (SC1-2) Dept. dated 21.7.2017.
 9. Earlier Planning Permission was issued for some Blocks vide PP No.C/25868/13-AtoJ/1999 in letter No.C2/1030/1998 dated 21.4.1999 and Planning Permit was issued by Ambattur Municipality vide PP No.199/98/5 dated 21.5.1999.
 10. This office DC advice letter even No. dated 16.7.2018.
 11. Your letter dated 1.8.2018.

...

The Planning Permission Application for the additional construction of existing approved Building, existing Building Regularized and proposed Factory Building for manufacturing of Automobile Brakes and its components (Car Segment) with 10,000 HP and 5,000 Nos. of workers at Block No.82, T.S.No.1/6, 1/5, S.No.1/3 (Part), 1/4(Part), 1/5(Part), 2/3(Part), 2/5(Part), 2/4(Part), 2/6(Part), 2/2(Part), 1/6(Part) of Kakapallam Village, Block No.82, T.S.No.1/7, O.S.Nos.7/1A(Part), 1B(Part), 2A(Part), 2B(Part), 3(Part), 5/1(Part), 6(Part), 4/2(Part), 4/4(Part), 1/1(Part) of Padi Village, Block No.82 in T.S.No.1/1 and 1/4, O.S.Nos.1363, 1194/1, 1195/1, 1196/2A, 3A, 1314/1C2, 1315/2, 1316, 1318/3, 1337/3, 1338/3, 1345/4, 1346/3, 1347, 1348, 1349/1, 1350/1, 1351, 1352/1,2&3, 1353, 1354/1C, 1354/2, 3A, 1355/2 1357/3, 1358/3, 1359/2, 1360/1A&2A, 1361/1,2, 1362, 1366/1, 1368/1, 1379/2, 1308(Part), 1319(Part), 1318(Part), 1314(Part), 1312(Part), 1306(Part), 1307(Part), 1309(Part), 1387(Part), 1311(Part), 1313, 1310, 1317, 1315(Part), 1386(Part) of Korattur Village, Chennai-50 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 10th cited.

i)	Development charge	Rs.5,20,000/- (Rupees Five Lakh and Twenty Thousand only)
ii)	Scrutiny Charges	Rs.75,000/- (Rupees Seventy Five Thousand only)
iii)	Infrastructure and Amenity charges	Rs.92,00,000/- (Rupees Ninety Two Lakh only)
iv)	Shelter Fee	Rs.69,00,000/- (Rupees Sixty Nine Lakh only)

vide Receipt No. B007839 dated 1.8.2018.

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. The Planning Permission was issued in the reference 9th cited stands cancelled.

7. The approved plans are numbered as **Planning Permit No.C/12037/37-AtoU/2018** dated **.9.2018** 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 26.9.2018 to 25.9.2023**.

8. This approval is not final. The applicant should approach the concerned **Local Body of Greater Chennai Corporation** to issue of **Building Permit**.

Yours Faithfully,

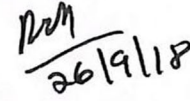

26/9/18

for **PRINCIPAL SECRETARY /
MEMBER-SECRETARY**

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

Copy to:

1. M/s.Brakes India Private Limited
Rep. by its Director and Secretary Thiru.T.T.Rangasamy
M.T.H.Road, Padi
Chennai – 600 050
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


26/9/18