



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Chennai - 600 008
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File No. : **CMDA/PP/IND/N/0006/2024**

Date : 02/09/2024

To

The Commissioner

Sholavaram Panchayat Union

Chennai.

Sir,

Sub: CMDA-Area plans Unit - NHRB (North) – Planning Permission for the Proposed Construction of Block 1 - Ground Floor (Height -14.50m) - Industrial Building - Green Category (Electronic Equipment Assembly,) Block 2 – Toilet block (Height -3.55m) at Sholavaram Thirunilai Road, Comprised in S.No.343/1A2B, 343/1A3B, 343/1B1B, 343/1B4 , 343/1B5 ,343/1B6, 343/2B1, 343/2B2, 343/2C1, 343/2C2, of Budur Village, within the limits of Sholavaram panchayat Union Approved and forwarded to Local Body for issue of Building Permit - Reg

- Ref:
1. Planning Permission Application received in SBC No.CMDA/PP/IND/N/06/2024, dated .02.01.2024
 2. G.O.Ms.No.86, H&UD Department dated 28.03.2012.
 3. G.O.Ms.No.78, H&UD Department dated 04.05.2017.
 4. G.O.Ms.No.85, H&UD Department dated 16.5.2017
 5. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017
 6. G.O.(Ms).No.18 MAWS Department, dated 04.02.2019 and published in Government Gazette No.43,Extraordinary Part-III, Section 1(a), dated 04.02.2019
 7. CMDA office order No.7/2019 dated 12.3.2019.
 8. G.O.Ms.No.19, H&UD [UD4(1)] Department dated 02.03.2022
 9. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
 10. G.O.Ms.No.152, H&UD[UD4(1)] Department dated 18.08.2022
 11. G.O(Ms)No. 95 HNUD [UD4(1)] Department dated 04.08.2023.
 12. Undertaking uploaded to pay the direct 10% OSR charges as per the guideline value
 13. Gazette Notification No: 12 dated 20.3.2024 Letter No: R1/0007/2023-1 No: VI(1) 226/2024 .
 14. Undertaking to leave the space for Grid of road, uploaded.
 15. NOC from DRF& RS Ambattur vide order No : 250-3,O.Mu No: 20078/AA2/2022 dated 06.11.2023 . and NOC No .4031/2023 for the Proposed construction
 16. NOC from TNPCB Consent order No. 2401156137936 dated 12.01.2024 Proceedings No. F.1369 GMP/GS/DEE/TNPCB/GMP/W/2024 Dated .12.01.2024 category of Industry is Green.
 17. NOC from TNPCB Consent order No. 2401256137936 dated 12.01.2024 Proceedings No. F.1369 GMP/GS/DEE/TNPCB/GMP/A/2024 Dated .12.01.2024 category of Industry is Green. Along with undertaking to accept the conditions put forth in the TNPCB NOC.
 18. Guideline value from sub registrar Redhills vide letter No: NA.KA.236/2024 dated 25.07.2024
 19. This office DC advice sent to the applicant through online on .30.7.2024
 20. Applicant remitted the DC and other charges through online on .03.08.2024

21. Gift deed for Street Alignment portion area of 39.80 sq. m, vide Gift deed Document No: 10845/2024 dated .20.08.2024 taken possession dated .29.08.2024,vide U.O. Note No. TDR/10392/2024 dated .29.08.2024 .

The Planning Permission application for the Proposed Construction of Block 1 - Ground Floor (Height -14.50m) - Industrial Building - Green Category (Electronic Equipment Assembly,) Block 2 – Toilet block (Height -3.55m) at Sholavaram Thirunilai Road, Comprised in S.No.343/1A2B, 343/1A3B, 343/1B1B, 343/1B4 , 343/1B5 ,343/1B6, 343/2B1, 343/2B2, 343/2C1, 343/2C2, of Budur Village, within the limits of Sholavaram panchayat Union received in the reference 1st cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 19th cited.

The Professionals who have registered as Registered Engineer/Architect, Registered Structural Engineer, Registered Geo Technical Engineer, Registered Construction Engineer are hereby requested to renew their Registered Professional Certificates before expiry date without fail.

The Applicant has to comply all the conditions put forth in the DF&RS Noc and TNPCB Noc in the reference 15 th to 17 th cited .

The applicant has gifted Street Alignment portion with an area of 39.80 sq. m vide Gift deed Document No: 10845/2024 dated .20.08.2024 and handed over to CMDA on 29.08.2024.

2. The applicant has remitted the following charges in the reference cited.

Sl. No.	Charges	Total Amount	Amount remitted in Receipt No. and Dated
I	Scrutiny Fees	Rs.7,486.00	CMDA/PP/Ch/12854/2024 & dt. : 02 January, 2024
II	Scrutiny Fees	Rs.3,776.00	CMDA/PP/Ch/14544/2024 & dt. : 14 June, 2024
III	Balance Scrutiny Fees	Rs.4,000.00	CMDA/PP/Ch/15137/2024 & dt. : 03 August, 2024
IV	Development charges for land per Sq. m.	Rs.33,000.00	CMDA/PP/Ch/15137/2024 & dt. : 03 August, 2024
V	Development charges for building per Sq. m.	Rs.45,000.00	CMDA/PP/Ch/15137/2024 & dt. : 03 August, 2024
VI	Regularisation charge for land	Rs.2,14,000.00	CMDA/PP/Ch/15137/2024 & dt. : 03 August, 2024
VII	OSR Charges	Rs.29,08,000.00	CMDA/PP/Ch/15137/2024 & dt. : 03 August, 2024
VIII	I & A Charge	Rs.13,37,000.00	CMDA/PP/Ch/15137/2024 & dt. : 03 August, 2024
IX	Shelter Charges	Rs.28,000.00	CMDA/PP/Ch/15137/2024 & dt. : 03 August, 2024
X	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/15137/2024 & dt. : 03 August, 2024

- Two sets of approved Plans are Numbered as **OL-PP/IND/0043/2024** dated **02/09/2024** in **Planning Permit No. OL-01160** are sent herewith. The **Planning Permit** is valid for the period **from 02/09/2024 to 01/09/2032**.
- The Local Body is requested to ensure water supply and sewerage disposal facility for the proposal before issuing building Permit. It shall be ensured that all wells, overhead tanks are hermitically sealed with properly protected vents to avoid mosquito menace. Non provision of rain water harvesting structures 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 Tamil Nadu Combined Development Building Rule 2019 and enforcement action will be taken against such development.
- The Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority. The Town & Country Planning Act 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 Building Rules under the respective Local Body Act 1920, such as Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality Act, 1924, Tamil Nadu Panchayat Act, 1994. 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 Engineer / Architects who has signed in the plan to ensure the safety during construction and after construction and also for the continued structural stability of the buildings. In this regard, applicant along with the Architect and Structural Engineer and Construction Engineer has furnished necessary undertakings for Structural Design Sufficiency as well as for supervision in the prescribed formats.

7. 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 considers only the aspect 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.

8. This Planning Permission is not final. The applicant has to approach the concerned Local Body for issue of Building Permit under the Local Body Act.
9. Applicant shall not commence construction without building approval from the Local Body concerned.
10. The Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos.6912 & 6913 of 2019.
11. The Applicant is requested to intimate the Enforcement Cell, CMDA at all the stages of construction of building viz. namely (i) Commencement of construction, (ii) Plinth level and (iii) Last Storey and apply for Completion Certificate along with the order of continuance accorded for different stages by CMDA

Yours faithfully,

Name: P Saravanan

Designation: Assistant Planner

Date: 02 September, 2024

For

Member Secretary

CMDA

Encl :

1. Two copies of approved plan
2. Two copies of Planning Permit

Copy To:

1.M/s. Shree Vaikuntt Logistics rep by its partner
Mrs. Padmashree Sai Venkat Prasad
Flat No: 3H, Old No: 813, New No: 310,
3 rd Floor, Gleneden Place,
PH Road Kilpauk Chennai. 600010.

2.The Member Appropriate Authority
108, Uthamar Gandhi Salai
Nungambakkam, Chennai – 600 034.

3.The Commissioner of Income Tax
No.108, Mahatma Gandhi Road
Nungambakkam, Chennai - 600 034.

4.The Deputy Planner
Enforcement Cell CMDA,
Chennai – 600 008.

CMDA