

**BY REGISTERED POST WITH ACK.DUE**



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,  
Chennai - 600 008

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**Letter No.PP/IND/C/0452/2022,**

**Dated:06.01.2023**

**To**

The Commissioner,  
Poonamallee Panchayat Union,  
Chennai.

Sir,

**Sub:** CMDA-Area plans Unit - 'B' Channel (Central)– The Planning Permission Application for the Proposed Industrial Building consists of 2 Blocks, Block1- Basement floor +GF+ 2 floors – Manufacturing of Bakery/Confectionary/Sweet products with Gas or electrical oven -Green industry:30HP , Block 2-Ground floor - EB, BMS & Open Genset at Poonamallee Pattabiram Road, Vayalanallur, Chennai comprised in Old S. No. 20/7, 22/2, 22/3A & 22/4A1, New S. No. 20/7A, 20/7B, 22/1A, 22/2A1, 22/3A2 & 22/4A1B of Vayalanallur village within the limits of Poonamallee 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/NHRB/C/0452/2022, dated 29.08.2022.
  2. This Office letter even No.(via online) dated 22.09.2022.
  3. Applicant letter with Revised plan (via online) dated 26.10.2022.
  4. G.O.Ms.No.86, H&UD Department dated 28.03.2012.
  5. G.O.Ms.No.78, H&UD Department dated 4.5.2017
  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.18, Municipal Administration & Water Supply (MA-I) Dept, dated 04.02.2019.
  9. Office Order No.7/2019 dated 12.03.2019.
  10. WP (MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 /2019 dated 12.04.2019.
  11. G.O.Ms.No.19,H&UD[UD4(1)] Department dated 02.03.2022
  12. G.O.Ms.No.152,H&UD[UD4(1)] Department dated 18.08.2022.
  13. This office DC advice letter even No. dated 08.12.2022 sent to the applicant through online.
  14. Applicant paid the DC and other charges to CMDA through online dated 06.12.2022.
  15. Street Alignment portion gifted to CMDA vide Gift deed Document No.7383/2022 dated 28.12.2022 and Street alignment portion taken over by CMDA on 29.12.2022.

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The Planning Permission Application received for the Proposed Industrial Building consists of 2 Blocks, Block1- Basement floor +GF+ 2 floors – Manufacturing of Bakery/Confectionary/Sweet products with Gas or electrical oven -Green industry:30HP , Block 2-Ground floor - EB, BMS & Open Genset at Poonamallee Pattabiram Road, Vayalanallur, Chennai comprised in Old S. No. 20/7, 22/2, 22/3A & 22/4A1, New S. No. 20/7A, 20/7B, 22/1A, 22/2A1, 22/3A2 & 22/4A1B of Vayalanallur village within the limits of Poonamallee Panchayat Union received in SBC No. PP/NHRB/C/0452/2022 on 29.08.2022 has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the DC letter.

The Applicant has gifted the Street Alignment portion to an extent of 81.94 Sq.m. vide gift deed Document No.7383/2022 dated 28.12.2022 and the same is taken over by CMDA on 29.12.2022.

2. The applicant has remitted the following charges.

i)	Scrutiny Fee	₹ 10,811/-	<b>Receipt No. CMDA/PP/Ch/8332 /2022, Dated 28.08.2022</b>
ii)	Scrutiny Fee	₹ 5,406/-	<b>Receipt No. CMDA/PP/Ch/8852 /2022, Dated 18.10.2022</b>
iii)	Balance Scrutiny Fee	₹ 4,000/-	<b>Receipt No. CMDA/PP/Ch/9225 /2022, Dated 06.12.2022</b>
iv)	Development charges for land per Sq.m	₹ 41,000/-	
v)	Development charges for building per Sq.m	₹ 83,000/-	
vi)	Regularisation charge for land	₹ 2,00,000/-	
vii)	OSR Charges	₹ 28,30,000/-	
viii)	Infrastructure & Amenities Charges	₹ 14,11,000/-	
ix)	Shelter Charges	₹ 37,000/-	
x)	Flag Day	₹ 500/-	

3. Two sets of approved Plans are numbered as **OL-PP/IND/0001/2023**, dated **06.01.2023** in **Planning Permit No.OL-00129** are sent herewith. The Planning Permit is valid for the period from **06.01.2023** to **05.01.2031**.

4. 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.

5. 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.

6. 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 Surveyor / 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 Commissioner, Poonamallee Panchayat Union for issue of Building Permit under the Local Body Act.

9. Applicant shall not commence construction without building approval from The Commissioner, Poonamallee Panchayat Union.

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.

Your's faithfully,  
  
Digitally signed  
by A JEYANTHA  
SORNAMANI  
Date: 2023.01.06  
12:50:23 +05'30'  
for **Chief Planner**

Encl:-

1. Two sets of approved Plans
2. Two copies of Planning Permit

Copy to:

1. **Annalakshmi Catering Services Private Limited & Annalakshmi Sweets Savouries Represented by Mr.Sriram,**  
Door No.6, Plot No.6,  
Mayor Ramanathan Salai,  
Chetpet,  
Chennai-600031.  
Mobile No. - 9600180235  
Email Id - annalakshmi.sriram@yahoo.com

2. **The Deputy Planner**  
Enforcement Cell (Central), CMDA,  
Chennai –600008.(With one set of approved plan).
  
3. **The Commissioner of Income Tax**  
No.108, Mahatma Gandhi Road,  
Nungambakkam, Chennai-600034.
  
4. **The Member**  
Appropriate Authority  
No.108, Mahatma Gandhi Road,  
Nungambakkam, Chennai-600034.