

வேங்கைவாசல் கிராம ஊராட்சியின் தனி அலுவலர் மற்றும் வட்டார வளர்ச்சி அலுவலர்

(கி.ஊ) புனிததோமையார்மலை அவர்களின் நடவடிக்கைகள்

முன்னிலை - திரு. திரு.க. பங்க

க.உ.எண் - 14/2021

நாள் 10.05.2021

மு.மு.எண் - PP/NHRB/502/0172/2021

பொருள்

கட்டிட வரைபட அனுமதி - வேங்கைவாசல் ஊராட்சி -

..... சி.பி.வ. நாள் 12.05.2021 தேதி

ரோடு, புல எண். 49/5A1B மனை எண்.

..... 1.2 ஆகிவற்றில் கட்டிடம் / சுற்றுச்சுவர் / கிணறு -

முதலியன கட்டுவதற்கு அனுமதி வழங்கப்பட்டது.

பார்வை

1. திரு. / திருமதி. D. சத்யாஜய்யா & A. சிவாஜி

அவர்களின் மனு நாள், 7.5.2021

2. ஆணையாளர், புனிததோமையார்மலை ஊராட்சி ஒன்றியம்

அவர்களின் ப.மு.எண். 2431/2021

உத்திரவு -

திரு. / திருமதி. D. சத்யாஜய்யா & A. சிவாஜி என்பவருக்கு வேங்கைவாசல் கிராமம் சி.பி.வ. நாள் 12.05.2021 தேதி புல எண். 49/5A1B மனை எண். 1.2, வேங்கைவாசல் ஊராட்சி ஆகிய பகுதிகளில் கட்டிடம் / சுற்றுச்சுவர் / கிணறு / கழிப்பிடம் / குளியலறை / கடைகள் முதல் தளம் / இரண்டாம் தளம் / பேருந்து வண்டிகள் நிறுத்துமிடம் ஆகியவைகள் கட்டுவதற்கு கீழ்க்கண்ட நிபந்தனைகளுக்கு உட்பட்டு அனுமதி அளிக்கப்படுகிறது.

இந்த அனுமதியானது 10.5.2021 ம் தேதி வரை ஐந்து ஆண்டுகளுக்கு செல்லுபடியாகும். அனுமதி கட்டிடம் ரூ. 1094.00 / ரூபாய் ஆகி வட்டி 5.5% ஆகி 12223.23 ரூபாய் செலுத்தியமைக்கான பலவகை ரசீது எண். 12223.23 நாள் 10.5.2021 மற்றும் அங்கீகரிக்கப்பட்ட வரைபடங்கள் இத்துடன் இணைக்கப்பட்டுள்ளன.

நிபந்தனைகள்

1. கட்டிடத்தின் முன் பக்கத்தில் 1.5 மீட்டருக்கு குறையாமலும், பின்பகுதியில் 1.5 மீட்டருக்கு குறையாமலும் இரு பக்கங்களிலும் 3.0 மீட்டருக்கு குறையாமலும் இடைவெளி விடப்பட்டிருக்க வேண்டும்.
2. தமிழ்நாடு ஊராட்சியின் 1995-ம் ஆண்டு திருத்தப்பட்ட சட்டத்தின்படி சென்னை பெருநகர் வளர்ச்சிக் குழும விதிகளில் ஏற்படுத்தப்பட்டுள்ள எல்லா கட்டுப்பாடுகளுக்கும் உட்பட்டிருக்க வேண்டும்.

BY REGISTERED POST WITH ACK DUE



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

Website: www.cmdachennai.gov.in

Letter No. PP/NHRB/S(B2)/0177/2021 Dated: 20.04.2021

To

The Commissioner,
St. Thomas Mount Panchayat Union @ Chitlapakkam,
Chennai.

Sir,

Sub: CMDA – APU – (B Channel – South Division) – Planning Permission Application for the proposed construction of Stilt floor + 2 floors + 3rd floor (part) (12.0m height) of Residential building with 11 dwelling units at Plot No.10, Susila Nagar, Santhosapuram, Vengaivasal, Chennai-600 073 comprised in Old S.No.49/1, S.No.49/5A1B (as per patta) of Vengaivasal Village within St.Thomas Mount Panchayat Union - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

- Ref: 1. The PPA received in SBC No.CMDA/PP/NHRB/S/0177/2021 dated 21.03.2021.
2. G.O.Ms.No.86, H&UD Department dated 28.03.2012.
3. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
4. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
5. G.O.Ms.No.18, Municipal Administration and Water Supply (MA.I) Dept. dated 4.2.2019.
6. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
7. CMDA office order No.7/2019 dated 12.3.2019.
8. This office DC advice sent to the applicant in this office letter even No. dated 08.04.2021
9. The applicant's letter dated 15.04.2021

Planning Permission Application for the proposed construction of Stilt floor + 2 floors + 3rd floor (part) (12.0m height) of Residential building with 11 dwelling units at Plot No.10, Susila Nagar, Santhosapuram, Vengaivasal, Chennai-600 073 comprised in Old S.No.49/1, S.No.49/5A1B (as per patta) of Vengaivasal Village within St.Thomas Mount 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 8th cited.

2 The applicant has remitted the following charges in the reference 9th cited.

Sl. No.	Description	Total Amount	Vide Receipt No. B0019017 dated 15.04.2021
1.	Development Charge	Rs.18,000/-	
2.	Scrutiny Fee	Rs.3,000/-	
3.	I&A charges	Rs.3,58,000/-	
4.	Security Deposit for Building	Rs.2,72,000/-	
5.	Security Deposit for Display Board	Rs.10,000/-	
6.	Security Deposit for Septic Tank	Rs. 11,000/-	

3. Two sets of approved Plans are Numbered as **PP / NHRB / 118 / 2021 dated 20.04.2021** in **Planning Permit No. 14126** are sent herewith. The **Planning Permit** is valid for the period from **20.04.2021 to 19.04.2026**.

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 Engineer 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.


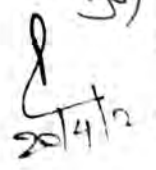
8. As approved by Tamil Nadu Government in G.O.M.s.No.112 H & UD Department dated 22.06.2017 to carry out the provisions of Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, Market, Book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate project or part of it, only after registering the Real Estate project with the Real Estate Regulatory Authority.

9. This Planning Permission is not final. The applicant has to approach The Commissioner, St. Thomas Mount Panchayat Union for issue of Building Permit under the Local Body Act.

10. Applicant shall not commence construction without building approval from the Local Body concerned.

11. 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

Yours faithfully,


Senior Planner
(B-South, APU) 20/4/20


- Incl: 1. Two sets of approved Plans
2. Two copies of Planning Permit

Copy to:

1. **Thiru.D.Chakravarthi and Thiru.A.Kumar**
No.12B, 1st Floor, Vallakottai Murugan Street,
Rajamanickam Nagar, Keelkatalai,
Chennai - 600 117.
2. **The Member**
Appropriate Authority
108, Uthamar Gandhi Salai
Nungambakkam, Chennai - 600 034.
3. **The Commissioner of Income Tax**
No.168, Mahatma Gandhi Road
Nungambakkam, Chennai - 600 034.
4. **The Senior Planner**
Enforcement Cell CMDA,
Chennai - 600 008.