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**ஆவடி மாநகராட்சி
கட்டிட அனுமதி உத்தரவு**

க.வி.எண்:012/CP/21-22/0002649
பி.ஏ.எண்:012/BPA/2021/01325

உ.ஆ.எண்:012/BL/2021/00515

நாள் :10/08/2021

பொருள்: கட்டிட அனுமதி ஆவடி மாநகராட்சி, கிராமம், நகரளவு எண்: 1/8, தொகுதி: D, பகுதி: 121, கதவு/மனை எண்:10&11 கட்டிட அனுமதி வழங்கி உத்தரவிடுதல்
பார்வை : என்பவரது 23-Jun-2021 ம் தேதிய விண்ணப்பம்,
மனையின் 00000000-3863.000 சதுர அடி

S.No	Build Floor Name	UsageName	BuildupSqft
1	Stilt Floor	RESIDENTIAL	2575.000
2	First Floor	RESIDENTIAL	2575.000
3	Second Floor	RESIDENTIAL	2575.000
4	Third Floor	RESIDENTIAL	2575.000
Total Sqft			10300.000

செலுத்தப்பட்ட கட்டணங்களின் விவரம் பின்வருமாறு

S.No	கட்டணம்	தொகை ரூ.
1	வைப்பு தொகை	1500.00
2	கட்டிட உரிமையாணைக் கட்டணம்	50000.00
3	தொழிலாளர் நல நிதிக் கட்டணம் வரைவோலை	118000.00
4	குடிநீர் இணைப்பு முன் வைப்புத் தொகை	120000.00
5	பாதாள சாக்கடை முன்வைப்புத் தொகை	120000.00
Total Amount		409500.00

Receipt No	Receipt Date	Amount	Payment Mode
012/01/3/21-22/0002939	12/Jul/2021	291500.00	DD
Fees Description	DD/Challan No	DD/Challan Date	Amount
Labour welfare fund	510909010162270	12/Jul/2021	118000.00

உத்தரவு :
2008-ம் ஆண்டின் ஆவடி மாநகராட்சி சட்டம் 275, 276-வது பிரிவின் கீழ் கட்டிடம் கட்ட உத்தேசிக்கப்பட்டுள்ள கிராமம்: கதவு/மனை எண்:10&11, 20வது அவென்யூ, சிவசக்தி நகர், சிவசக்தி நகர், அண்ணனூர், தொகுதி: D, பகுதி: 121, நகரளவு எண்: 1/8, உள்ள இடத்தை அங்கீகரித்து வரைபடத்தில் குறிப்பிட்டுள்ளவாறு மாறுதல் கட்டிடம்/ கூடுதல் கட்டிடம்/ புதுப்பித்து கட்டிக்கொள்ள கீழ்க்கண்ட நிபந்தனைகளுடன் அனுமதி வழங்கப்படுகிறது. அங்கீகரிக்கப்பட்ட வரைபடங்களின் ஒரு தொகுப்பு இத்துடன் இணைக்கப்பட்டுள்ளது.
கட்டிடம் கட்ட குறித்த இடத்தில் கட்டிடத்தை வரைபடத்தில் வரைந்துள்ளபடி/ திருத்தப்பட்டபடி கீழ்க்கண்ட கட்டுப்பாடுகளுக்கு 10/08/2021 தேதியில் இருந்து 09/08/2026 தேதிக்குள் கட்டிக்கொள்ள உரிமை ஆணை வழங்கப்படுகிறது.

பெறுபவர்,

PL NO 10 11 B SECTOR, 20வது அவென்யூ, சிவசக்தி நகர்,
சிவசக்தி நகர், அண்ணனூர்

நகல் : இளம் / உதவி பொறியாளர் - கட்டிடம் கட்டி முடிக்கப்பட்ட தேதியை தெரிவிக்க
நகல் : வருவாய் உதவியாளர் - கட்டிடம் கட்டி முடிக்கப்பட்ட பின்னர் கட்டிடத்திற்கு வரிவிதித்து
வரிவிதிப்பு எண்ணை தெரிவிக்க
நகல் : வருவாய் பிரிவு எழுத்தர்.



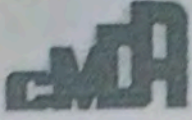
(Signature)
ஆணையாளர்
ஆவடி மாநகராட்சி
AVADI,

AB
10/8/21

For S.A. CONSTRUCTIONS

(Signature)
Proprietor

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: mscmda@tn.gov.inWebsite: www.cmdachennai.gov.in

Letter No. PP/NHRB/N/0061/2021 Dated: 19.03.2021

To

The Commissioner
Avadi Municipality,
Avadi,
Chennai.

Sir,

Sub:

CMDA – APU – (B Channel – North Division) – Planning Permission Application for the proposed construction of **Stilt + 3 Floors Residential Building with 12 Dwelling units at Regularized Plot No.10 & 11 lies in PPD/LO.No.2537/2018, 20th Street and 19th Street, Sivasakthi Nagar, B Sector, Thirumullaivoyal, Chennai – 600 109 comprised in Old S.No.739/3 part, New S.No.1/8 (As per Doc), Old S.No.739/1A1, 1A2 part, 3A1, T.S.No.1/8, Block No.121, Ward – D (As per Patta) of Thirumullaivoyal Village within Avadi Municipality Limit - Approved and forwarded to Local Body for issue of Building Permit - Regarding.**

- Ref: 1. The PPA received in SBC No.CMDA/PP/NHRB/N/0061/2021 dated 05.02.2021.
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. CMDA office order No.7/2019 dated 12.3.2019.
7. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
8. This office DC advice sent to the applicant vide this office letter even No. dated 24.02.2021.
9. The applicant's letter dated 12.03.2021.

The Planning Permission Application for the proposed construction of Stilt + 3 Floors Residential Building with 12 Dwelling units at Regularized Plot No.10 & 11 lies in PPD/LO.No.2537/2018, 20th Street and 19th Street, Sivasakthi Nagar, B Sector,

For S.A. CONSTRUCTIONS
R.A.L. 1/4
Proprietor

Thirumullaivoyal, Chennai - 600 109 comprised in Old S.No.739/3 part, New S.No.1/8 (As per Doc), Old S.No.739/1A1, 1A2 part, 3A1, T.S.No.1/8, Block No.121, Ward - D (As per Patta) of Thirumullaivoyal Village within Avadi Municipality Limit 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.

No.	Description	Total Amount	Vide Receipt No.CMDA/PP/RC /0031/2021 dated:05.03.2021
1.	Development Charge	Rs.13,000/- (Rupees Thirteen Thousand only)	
2.	Scrutiny Fee	Rs.2,500/- (Rupees Two Thousand Five Hundred only)	
3.	I & A Charges	Rs.2,70,000/- (Rupees Two Lakh Seventy Thousand only)	
4.	Security Deposit for Building	Rs.2,02,000/- (Rupees Two Lakh Two Thousand only)	
5.	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten Thousand only)	
6.	CMWSSB Charges	Rs.1,94,000/-(Rupees One Lakh Ninety Four Thousand only)	
7.	Flag Day	Rs. 500/- (Rupees five hundred only)	

3. Two sets of approved Plans are Numbered as **PP/NHRB/84/2021**, dated.19.03.2021 in Planning Permit No.13992 are sent herewith. The Planning Permit is valid for the period from 19.03.2021 to 18.03.2026.

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

For S.A. CONSTRUCTIONS

R.A. L.S.
Proprietor

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. As approved by Tamil Nadu Govt. in G.O.Ms.No.112, H&UD Dept. dated 22.6.2017, to carry out the provisions of Real Estate (Regulation and 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".

“தமிழ்நாடு அரசு, அரசாணை எண் G.O.Ms.No.112, H&UD Dept. நாள் 22.6.2017-ல் கட்டிட, மனை விற்பனை (முறைப்படுத்தலும் மற்றும் மேம்படுத்தலும்) விதிகள் 2017-க்கு ஒப்புதல் அளித்துள்ளது. இதன்படி மனை/கட்டிடம் விற்பவர் உத்தேசிக்கப்படவிருக்கும் மனை, கட்டிடம் (அ) அபார்ட்மெண்ட்டிற்கு விளம்பரம் செய்யவோ விற்பனை செய்யவோ முன்பதிவு செய்யவோ, விற்கவோ (அ) விலை அறிவிப்பு செய்யவோ மனை, கட்டிடம் (அ) அபார்ட்மெண்ட்டுகளை வாங்குபவர்களுக்கு அழைப்பு விடுக்கவோ எதுவாக இருந்தாலும்,

For S.A. CONSTRUCTIONS
3/4
Proprietor

அக்கட்டிட, மனை விற்பனை திட்டத்தை தமிழ்நாடு கட்டிட, மனை விற்பனை ஒழுங்குமுறை குழுவத்தில் பதிவு செய்த பிறகே, செயல்படுத்த வேண்டும் என்ற நிபந்தனைக்கு உட்பட்ட இந்த திட்ட அனுமதி ஒப்பளிக்கப்படுகிறது.”

9. This Planning Permission is not final. The applicant has to approach the Principal Chief Engineer, Greater Chennai Corporation 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,

[Signature]
22/3/21

For Deputy Planner
Area Plans Unit

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

Copy to:

1. Mr.R.A.Lakshmi Narasimhan,
No.3/2, Elango Street,
Vivekananda Nagar,
Kodungaiyur,
Chennai - 600 118.
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 Senior Planner**
Enforcement Cell CMDA,
Chennai - 600 008.
5. **The Chief Engineer**
CMWSSB
No.1, Pumping Station Road,
Chintadripet,
Chennai - 600 002.

[Signature]
22/3/22

For S.A. CONSTRUCTIONS

[Signature]
Proprietor



our services doesn't just end there



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
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