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பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-Works

கட்டிட அனுமதி

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)

(1919 MCMC Act Section 238)

Annexure : V

Annexure-V

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கட்டட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண் Plan Submission No	
CEBA/WDCN07/00181/2020		PP/NHRB/N/460/2019 - 04/02/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் Approval Date	விண்ணப்பித்த நாள்/ Application Date
N07	N085	11/06/2020	11/06/2020
விண்ணப்பதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		C.Ramayan-Cheif Project Manager, Indian Railway Welfare Organisation, Door No: 56, Prince Apartment, Ponnankinaru Street, Villivakkam, Chennai- 600 049.	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Block No:-,Plot No:1, Survey No:583/1A part, IRWO, T.I.C. ROAD,T.I.CYCLES,M.T.H.ROAD,Ambattur, Chennai, 600053	

Building License Fees	64800
Road cut charges - CMWSSB SEWERAGE	23300
Road cut charges - CMWSSB, WATER	17500
Road cut charges - TNEB	17500
Scrutiny Fees	600
Workers Welfare Board	94200
மொத்தக் கட்டணம்/ Total (In Rs.)	217900

Amount (in words): Rupees Two Lakh Seventeen Thousands Nine Hundred Only

Payment Details:

DD Number: 244004 Amount (In Rs.): 217900 Date: 29/05/2020 Bank. INDIAN OVERSEAS BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

இந்த அனுமதி முடிவு நாள் 10/12/2020 10/06/2025

ஆம் தேதிக்குள் வேலை தொடங்கவில்லை எனில் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 10/12/2020

If Construction started Building Permit is valid up to 10/06/2025

Digitally Signed by A S Murugan
Date: 11-Jun-2020 (15:20:10)

Executive Engineer (T.P.)

ERED 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.in
Website: www.cmdachennai.gov.in

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Letter No. PP/NHRB/N/460/2019 Dated: 04.02.2020

To

The Principal Chief Engineer
Greater Chennai Corporation
Ribbon Building
Chennai – 600 003.

Sir,

Sub: CMDA – APU – (B Channel – North Division) – Planning Permission Application for the proposed construction of Ground Floor + First floor (part) for Shop and Multi Purpose Hall, and conversion of Public Purpose Plot.1 to Prayer Hall/ Community Hall Association facility purpose issued vide PPD LO/No.30/2017 Comprised in old S.No:583/1A part, of Ambattur Village Chennai-52 within Greater Chennai Corporation 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/460/2019 dated 27.06.2019.
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. NOC from PWD from Chief Engineer W.R.D.Chennai Region, Chennai -600 005, Letter No.DB/T5(3)/ F- Culvert- Ambathur IRWO/2017/M/ 25.05.2018.
9. NOC from DFRS, NOC No.3694/2019, Letter No.O.MU.15831/E1/2019 dated.09.11.2019.
10. NOC from Southern Railway Letter No.M/W.280/NOC/53/2013/Abu from Divisional office works branch Chennai – 03 dated. 09.06.14
11. This office DC advice sent to the applicant in this office letter even No. dated 16.10.2019.
10. This office Revised DC advice sent to the applicant in this office letter

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even No. dated 27.01.2020.

11. The applicant's letter dated 12.12.2019, 07.01.2020 and 03.02.2020.

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Planning Permission Application for the proposed construction of Ground Floor + First floor (part) for Shop and Multi Purpose Hall, and conversion of Public Purpose Plot I to Prayer Hall/ Community Hall Association facility purpose issued vide PPD LO/No.30/2017 Comprised in old S.No:583/1A part, of Ambattur Village Chennai-52 within Greater Chennai Corporation 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 11th cited.

2. The applicant has remitted the following charges in the reference 11th cited.

Sl. No.	Description	Total Amount	
1.	Development Charge	Rs.30,000/- (Rupees Thirty Thousand only)	Vide Receipt No.B0014684 dated 04.11.2019.
2.	Scrutiny Fee	Rs.2,000/- (Rupees Two Thousand only)	
3.	I&A charges	Rs.2,57,000/- (Rupees Two Lakh Fifty Seven Thousand only)	
4.	Security Deposit for Building	Rs.1,61,000/- (Rupees One Lakh Sixty One Thousand only)	
5.	S.D for Display Board	Rs.10,000 /- (Rupees Ten Thousand only)	
6.	SD for Septic Tank	Rs.14,000/-(Rupees Fourteen Thousand only)	
7.	CMWSSB charges	Rs. 1,39,000/-(Rupees One Lakh Thirty Nine Thousand only)	Vide Receipt No.B0015736 dated 31.01.2020.
8.	Flag Day	Rs. 500.00 (Rupees five hundred only)	Vide Receipt No.649887 dated 04.11.2019.

3. Two sets of approved Plans are Numbered as **B/NHRB/47/2020** dated.04.02.2020 in **Planning Permit No.13316** are sent herewith. The **Planning Permit** is valid for the period **from 04.02.2020 to 03.02.2025.**

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The Local Body is requested to ensure water supply and sewerage disposal for the proposal before issuing building Permit. It shall be ensured that all wells, ...ead tanks are hermitically sealed with properly protected vents to avoid mosquito ...enace. 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. 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, அக்கட்டிட, மனை விற்பனை திட்டத்தை தமிழ்நாடு கட்டிட, மனை விற்பனை ஒழுங்குமுறை குழுமத்தில் பதிவு செய்த பிறகே, செயல்படுத்த வேண்டும் என்ற நிபந்தனைக்கு உட்பட்டு 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

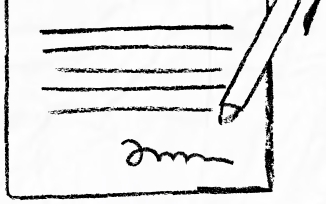
Yours faithfully,

For Chief Planner
Area Plans Unit

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

Copy to:

1. Thiru.C.Ramayan,
Chief Project Manager,
Indian Railway Welfare Organization,
Door No.56,
Prince Apartment,
Ponnankinaru Street,
Villivakkam,
Chennai – 600 049.



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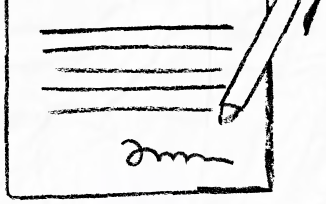
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