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திருவேற்காடு நகராட்சி ஆணையர் அவர்களின் செயல்முறைகள்

முன்னிலை :- திருமதி. M.R. வசந்தி, M.A.,

97

ந.க.எண். 3107/2021/எப்1

நாள் : 22/07/2021

பொருள் :

திருவேற்காடு நகராட்சி - குடியிருப்பு கட்டிடம் Stilt + 3 Floors திட்ட அனுமதி - நூம்பல் கிராமம் - தேவி கருமாரியம்மன் நகர், பழைய சர்வே எண்: 109/4, சர்வே எண்: 136/2 Part, 136/18 ல் மனை எண்: 27 மற்றும் 28 ல் 12 குடியிருப்புகள் கொண்ட குடியிருப்பு கட்டிடம் கட்டிட அனுமதி அளித்து உத்தரவிடுதல் - தொடர்பாக

பார்வை :

1. உறுப்பினர் செயலர், சென்னை பெருநகர் வளர்ச்சி குழுமம்
ந.க.எண். PP/NHRB/C/103/2021 நாள் 05.07.2021

உத்தரவு :-

திருவேற்காடு நகராட்சி எல்லைக்கு உட்பட்ட குடியிருப்பு கட்டிடம் Stilt + 3 Floors திட்ட அனுமதி நூம்பல் கிராமம் ஸ்ரீ தேவி கருமாரியம்மன் நகர், பழைய சர்வே எண்: 109/4, சர்வே எண்: 136/2 Part, 136/18 மனை எண்: 27 மற்றும் 28 ல் 12 குடியிருப்பு கொண்ட கட்டிடம் கட்ட உறுப்பினர் செயலர், சென்னை பெருநகர் வளர்ச்சி குழுமம் அனுமதி அளித்து ந.க.எண். PP/NHRB/C/103/2021 நாள் 05.07.2021ன்படி பார்வையில் கண்டுள்ளவாறு விண்ணப்பம் கடிதம் வரப்பெற்றுள்ளது. மேற்படி மனுதாரரின் விண்ணப்பம் பரிசீலனை செய்யப்பட்டு, நகராட்சிக்கு செலுத்த வேண்டிய உரிய கட்டணங்கள் மனுதாரரால் கீழ்க்கண்டவாறு செலுத்தப்பட்டுள்ளதால் நூம்பல் கிராமம், பழைய சர்வே எண்: 109/4, சர்வே எண்: 136/2 Part, 136/18 -ல் மனை எண்: 27 மற்றும் 28 ல் 12 குடியிருப்புகள் கட்டிடம் கட்ட சட்ட அனுமதி அளித்து உத்தரவிடப்படுகிறது.

கட்டண விவரம்	தொகை. ரூ.	
கட்டிட உரிமையானை கட்டணம்	2,38,000/-	0000443/20.07.2021
மழைநீர் சேகரிப்பு முன் வைப்புத் தொகை	20,000/-	0000444/20.07.2021
கடராய்வு கட்டணம்	2,000/-	0000445/20.07.2021
கொடிநாள்	14,000/-	State Bank of India, D. D. No : 942734 நாள்: 20.07.2021.
காலிமனை வரி / சொத்துவரி	2021 - நடப்பு தேதி வரை	Rs.2680/-0006346 22.07.2021
கட்டிட தொழிலாளர் நல நிதி	1,78,000/-	State Bank of India, D.D.No : 942735 நாள்: 20.07.2021.

பெறுநர் :

Thiru.I. Anis Ibrahim GPA for Thiru. Rajesh Kumar Saraf,
D4, 8 th Block, 19, Dargah Road,
Jain Green Acres,
Pallavaram, Chennai - 43.

For VENSTER INTERIORS

3. Jm

Proprietor

ஆணையர்,
திருவேற்காடு நகராட்சி.
22/7/2021
22/7/2021



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

Letter No PP/NHRB/C/ 103 /2021

Dated: 05.07.2021

To

The Commissioner,
Thiruverkadu Municipality,
Chennai.

Sir,

Sub. CMDA - APU - (B Channel - Central Division) - Planning Permission for the proposed construction of Stilt + 3 floors, Residential building with 12 dwelling units at Plot No.27 & 28, Devi Karumari Amman Nagar, Noombal, Chennai, comprised in Old S.No.109/4 part, Then Old S.No.136/2 part, New S.No.136/18 of Noombal Village within the limit of Thiruverkadu Municipality - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

- Ref:
1. Planning Permission Application received in SBC No. CMDA/ PP/NHRB/C/ 103 /2021, dated 19.02.2021.
 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 & Water Supply (MA-I) Dept, dated 04.02.2019.
 6. Office Order 7/2019 dated 12.03.2019.
 7. WP (MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 /2019 dated 12.04.2019.
 8. G.O.Ms.No.41, Amendments to TNCDBR 2019 dated 31.01.2020.
 9. G.O.Ms.No.54, H&UD Department (UD4 (3) Department dated 12.03.2020.
 10. DC and other charges sent to the applicant in this office Online letter even No. dated 01.04.2021.
 11. Applicant's letter dated 22.04.2021.

S. J. J. J.

The Planning Permission Application for the proposed construction of Stilt + 3 floors, Residential building with 12 dwelling units at Plot No.27 & 28, Devi Karumari Amman Nagar, Noombal, Chennai, comprised in Old S.No.109/4 part, Then Old S.No.136/2 part, New S.No.136/18 of Noombal Village within the limit of Thiruverkadu Municipality 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 10th cited.

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

Sl. No	Charges / Fees / Deposits	Total Amount	Receipt No. & date
i)	Development charges	Rs. 14,000/-	B0019015 dated 15.04.2021
ii)	Scrutiny fee	Rs. 2,000/-	
iii)	Regularisation charges	Rs. 23,000/-	
iv)	Security Deposit for Building	Rs. 2,15,000/-	
v)	Security Deposit for Display Board	Rs.10,000/-	
vi)	Security Deposit for ST with up flow filter	Rs.12,000/-	
Vii)	Infrastructure & Amenities charges	Rs. 2,77,000/-	
Viii)	Premium FSI Charges	-	
ix)	CMWSSB	-	

3. Two copies of approved Plans are Numbered as PP / NHRB / 173 / 2021 dated 05.07.2021 in Planning Permit No. 14181 are sent herewith. The Planning Permit is valid for the period from 05.07.2021 to 04.07.2026.

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.

S. Amin

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 Government in G.O.Ms.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.

“தமிழ்நாடு அரசு, அரசாணை எண் G.O.Ms.No.112,H&UD Dept. நாள் 22.6.2017-ல் கூட்ட, மனை விற்பனை (முறைப்படுத்தலும் மற்றும் மேம்படுத்தலும்) விதிகள் 2017-க்கு ஒப்பந்தம் அளித்துள்ளது. இதன்படி மனை/கட்டிடம் விற்பவர் உத்தேசிக்கப்படவிருக்கும் மனை, கட்டிடம் (அ) அபார்ட்மெண்ட்டிற்கு விளம்பரம் செய்யவோ விற்பனை செய்வவோ முன்பதிவு செய்யவோ, விற்கவோ (அ) விலை அறிவிப்பு எதுவாக இருந்தாலும், அக்கட்டிட, மனை விற்பனை திட்டத்தை தமிழ்நாடு கூட்ட, மனை விற்பனை ஒழுங்குமுறை குழுமத்தில் பதிவு செய்த பிறகே, செயல்படுத்த வேண்டும் என்ற நிபந்தனைக்கு உட்பட்டு இந்த திட்ட அனுமதி ஒப்பளிக்கப்படுகிறது.”

S. Amin

9. This Planning Permission is not final. The applicant has to approach the Commissioner, Thiruverkadu Municipality 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. Further, the Planning Permission issued under the TNCD&BR, 2019 is subject to outcome of the Honorable High Court Order in the reference 7th cited.

Yours faithfully,

[Signature]
For Deputy Planner
Area Plans Unit
5/7/2021

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

Copy to:

1. **Applicant**

✓ Thiru. Anis Ibrahim,
GPA for Rajesh Kumar Saraf,
Block No.8/D4, 19, Jain Green Acres,
Dharga Road, Zamin Pallavaram,
Chennai .

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 (Central)
CMDA, Chennai – 600 008.

[Signature]



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We're honored to be part of your
real estate journey

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