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(69)

நாள் : 27.04.2022

✓  Managing Director

4. கட்டிட வேலைகள் நடக்கும்பொழுதோ அல்லது வேறு வந்த நேரங்களிலோ ஊராட்சியிருந்து ஆய்வு செய்ய வரும் அதிகாரிகளுக்கு அங்கீகரிக்கப்பட்ட வரைப்படங்களை காண்பிக்க வசதியாக வேலைநடக்குமிடங்களில் மேற்படி வரைப்படங்களை வைத்திருத்தல் வேண்டும்.
5. இந்த உத்திரவில் அனுமதிக்கப்பட்ட கால வரையரைக்குள் கட்டிடம் கட்டி முடிக்காவிடில் அனுமதியை மீண்டும் புதிதாக மனு கொடுத்து அனுமதி பெற வேண்டும்.
6. அனுமதிக்கப்பட்ட வரைப்படத்தில் கூடுதலோ அல்லது மாறுதல் ஏதேனும் செய்து கட்ட வேண்டுமானால் அதற்குரிய திருத்தப்பட்ட வரைப்படங்களுடன் தலைவர் / நிர்வாக அதிகாரிக்கு விண்ணப்பம் செய்து உத்திரவு பெற்ற பிறகுதான் மாறுதல்கட்டிடம் கட்ட வேண்டும்.
7. கட்டிடம் கட்ட உத்திரவு பொய்ப்பதிவுகள் மூலம் பெற்றதாகவோ அல்லது ஏதேனும் கட்டிட விதிகளுக்கு புரம்பாகவோ பெற்றதாயிருந்தால் மேற்படி உத்திரவை ரத்துசெய்ய தனிஅலுவலருக்கு உரிமை உண்டு.
8. புதியதாக கட்டப்படும் கட்டிட இடங்கள் எந்த நேரத்திலும் சுத்தமாக பொது சுகாதாரகேடு விலைவிக்காத வகையில் வைத்து இருந்தல் அவசியம்.
9. மனுதாரர் கட்டிடத்தை கட்டி மடித்த பின்பு இவ்வலுவலகத்திலிருந்து சான்றிதழ் பெற்றபே குடிப்புக் வேண்டும்.
10. கட்டிடத்திலிருந்து வெளிவரம் கழிவுநீரை மனுதாரர் தன் செந்த இடத்திற்குள்ளேயே நிறுத்தி வைத்து அவைகளை அப்புரப்படுத்தும் வகையில் வடிகால்களும் கழிவுநீர்த்தொட்டிகளும் அமைத்துக்கொள்ள வேண்டும்.
11. கட்டிடம் தொழிலகங்களுக்காகவோ அல்லது வேறு தொழிலாளர்கள் வேலை செய்ய வேண்டி இடங்களுக்காகவோ கட்டப்படவிருந்தால் அவைகளுக்கு மாவட்ட சுகாதார அலுவலரிடமிருந்து தொழிலகங்களின் ஆய்வாவலரிடமிருந்து மற்றும் உறுப்பினர் செயலர் சென்னை பெறுநகர் வளர்ச்சிக்குழுவும் ஆகியோரிடமிருந்து அனுமதி பெற்றிட வேண்டும்.
12. அங்கீகரிக்கப்பட்ட வரைப்படங்களின்படியே கட்டிடம் கட்டி முடிக்கப்பட்ட பின்பு அவ்வூராட்சியிலிருந்து சான்றிதழ் பெற்றுக்கொள்ள வேண்டும்.
13. கட்டிட வேலை முடிந்த பின்போ அல்லது குடியேரிய பின்னறோ 15 தினங்களுக்குள்ளாக தலைவர் அவர்களுக்கு எழுத்து மூலமாக தெரிவிக்க வேண்டும்.
14. கட்டிடத்தில் மழைநீர் சேகரிப்பு கட்டமைப்புகண்டிப்பாக அமைக்கப்பட வேண்டும்.

தலைவர்

ஒட்டியம்பாக்கம் ஊராட்சி

புனிததோமையார் மலை ஊராட்சி ஒன்றியம்

[Handwritten Signature]

பெறுநர் :

திரு/திருமதி...M/s...Jones...Foundations...Pvt...Ltd

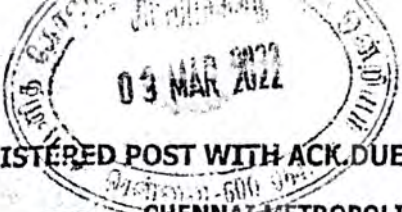
Represented by its Managing Director Thiru.M.Jones

CPA for Thiru.V.Mohan

DOOR NO. 2, MOOVARASAMPET MAIN ROAD, CHENNAI - 600 091

For JONES FOUNDATIONS PVT. LTD.

[Handwritten Signature]
Managing Director



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E-mail: mscmda@tn.gov.in, Web site: www.cmdachennai.gov.in

Letter No. **PP/NHRB/S(B1)/0450/2021,**

Dated.26.02.2022

To

The Commissioner,
St.Thomas Mount Panchayat Union
@ Chitlapakkam, Chennai.600 064.

Rec no. 71275/22
7/3/22

Sir,

Sub: CMDA – Area Plans Unit - 'B' Channel (South) -Planning Permission for the proposed construction of Planning Permission Application is for the proposed construction of Group Development consisting of 5 Blocks (Block No.A to E); **Block A to E** consisting of Stilt floor (part) / Ground floor (part) + 1 floor Residential development with 45 dwelling units (9 dwelling units in each block – all dwelling units are duplex type) at Ottiyambakkam, Chennai in S.No.287/2A & 287/2B of Ottiyambakkam Village within the limit of St.Thomas Mount Panchayat Union –Approved and forwarded to Local Body for issue of Building Permit – Reg.

3/3/2022	
2/3/2022	

Ref:

1. Planning Permission Application received in SBC No.CMDA/PP/NHRB/S/0450/2021 dated.17.08.2021.
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 MAWS (MA-I) Department, dated 04.02.2019
6. Link road portion gifted vide Gift Deed Document No.425/2022 dated 11.1.2022.
7. This office online DC letter even No. dated.08.02.2022.
8. Applicants letter dated.14.02.2022 received on 15.02.2022.

The Planning Permission Application for the proposed construction of Group Development consisting of 5 Blocks (Block No.A to E); **Block A to E** consisting of Stilt floor (part) / Ground floor (part)+1floor Residential development with 45 dwelling units (9

For JONES FOUNDATIONS PVT. LTD.

Managing Director

dwelling units in each block – all dwelling units are duplex type) at Ottiyambakkam, Chennai in S.No.287/2A & 287/2B of Ottiyambakkam Village within the limit of 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 7th cited.

2. The applicant has remitted the following charges in the reference 8th cited.

i)	Development charges	₹ 1,24,000/-	Receipt No. CMDA/PP/Ch/6708 /2022, dated.14.02.2022
ii)	Scrutiny Fee	₹ 4,000/-	
iii)	Regularization charges	₹ 2,47,000/-	
iv)	Open space & reservation charges	₹ 47,15,000/-	
v)	Security Deposit for Building	₹ 16,45,000/-	
vi)	Security Deposit for Display Board	₹ 10,000/-	
vii)	Security Deposit for Septic Tank	₹ 45,000/-	
viii)	Infrastructure & Amenities Charges	₹ 24,77,000/-	
ix)	Premium FSI Charges	Nil	
x)	Shelter charges	₹ 4,30,000/-	
xi)	MIDC Charges	Nil	

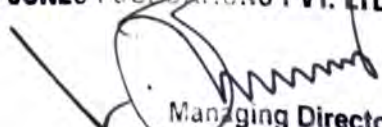
3. Two sets of approved Plans are numbered as **PP/NHRB/50/2022/A to F, dated.26.02.2022, Planning Permit No.14727** are sent herewith. The Planning Permit is valid for the period from **26.02.2022 to 25.02.2027**.

4. The Localbody 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

For JONES FOUNDATIONS PVT. LTD.


Managing Director

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.

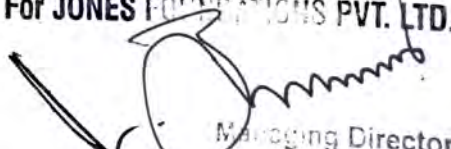
8. As approved by Tamil Nadu Government in G.O.M.s.No.112 H & UD Department dated 22.06.2017 to carry out the provisions of Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, Market, Book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment 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. The applicant is requested to intimate the Enforcement Cell, CMDA at all the stages of construction of building viz, namely (i) Commencement of construction, (ii) Plinth level and (iii) Last storey and apply for Completion Certificate along with the order of continuance accorded for different stages by CMDA'

10. 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.

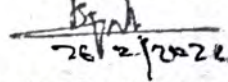
11. Applicant shall not commence construction without building approval from the St. Thomas Mount Panchayat Union.

For JONES FOUNDATIONS PVT. LTD.

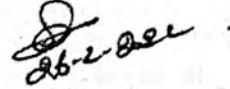

Managing Director

12. The Planning Permission issued under New Rule TNCDDBR, 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,


26/2/2022

for **Member Secretary**


26-2-2022

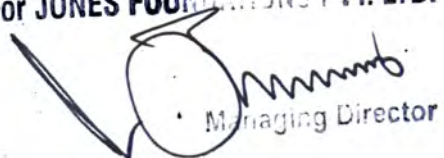
Encl:-

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

Copy to:

1. **M/s.Jones Foundations Pvt. Ltd.**
Represented by its Managing Director Thiru.M.Jones
GPA for Thiru.V. Mohan
Door No.2, Moovarasampet Main Road,
Chennai 600091.
2. **The Deputy Planner**
Enforcement Cell (South), 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.
5. **The Chair Person,**
TNRERA, CMDA Tower II
Chennai.600 008
(Along with one set of approved plan)

For JONES FOUNDATIONS PVT. LTD.


Managing Director



our services doesn't just end there



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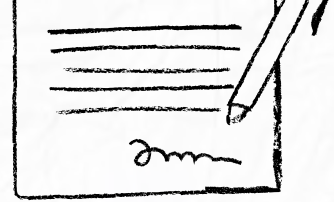
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