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Chennai Metropolitan Development Authority

AFFORDABLE HOUSING

PLANNING PERMIT

(Sec 49 of T & C. P. Act 1971)

PERMIT No. 14737 Date of Permit 11 - 03-2022

PP/NHRB/60/2022/A TO C

File No PP/NHRB/C/618/2021

M/s. Sugali Enterprises Private Limited Rep by thiru. K. Rakesh kumar Door no. 4/6, V.O.C. 2nd cross street

Name of Applicant with Address Kodambakkam, Chennai-24.

Date of Application 22/10/2021

Nature of Development : ~~Layout/Sub-division of Land/~~Building construction/ ~~Change in use of Land/Building~~

PP for the proposed construction of Stilt Floor + 4 floors + 5th Floor roof Residental building with 55 dwelling units (Affordable Housing) at Koombal, Chennai

Site Address

Division No. comprised in old S.no. 111/6, 111/7, 111/8, 111/9, 111/10, 111/11, 111/12, 111/13, 111/14A Part new S.no. 139/1K & 139/1L at Koombal village within the limits of Thiruvottiyur Municipality.

Development Charge paid Rs. 8000/- Challan No. Date

DC for bldg. Rs. 64,000/- → CMDA/PP(Res)/6833/2022 dated 28.02.2022

PERMISSION is granted to the ~~layout/sub-division of land/~~building construction/~~change in use of land/building~~ according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

3. The permit expires on 10 - 03 - 2027 the building construction work should be completed as per plan before the expiry date. If it is not possible to Complete the construction, request for renewing the planning permit should be submitted to Chennai Metropolitan Development Authority before the expiry date. If it is not renewed before the said date fresh. Planning Permission application/has to be submitted for continuing the construction work when the Development Control Rules that may be currently in force at that time will be applicable. If the construction 'already put up is in deviation to the approved plan and in violation of rules. Planning permit will not be renewed.

11/3/2022

For MEMBER SECRETARY

8/3/2022

for ROYAL CIVIL [illegible]

217

திருவேற்காடு நகராட்சி ஆணையர் அவர்களின் செயல்முறைகள்

முன்னிலை :- திரு. H.இரமேஷ், B.L.,

ந.க.எண். 098/2022/எப்1

நாள் :09.06 .2022

பொருள் : கட்டிட அனுமதி – திருவேற்காடு நகராட்சி – நூம்பல் கிராமம் - சர்வே எண் 111/6, 7, 8, 9, 10, 11, 12, 13, 14A மற்றும் புதிய சர்வே எண்.139/1Ks,139/1L குடியிருப்பு – கட்டிட அனுமதி ஒப்புதல் வழங்கி உத்திரவிடப்படுகிறது – தொடர்பாக

பார்வை :

1. உறுப்பினர் செயலர், சென்னை பெருநகர் வளர்ச்சிக் குழுமம், சென்னை அவர்களின் கடிதம் PP/NHRB/C/618/2021 நாள் 11.03.2022.
2. இவ்வலுவலக கேட்பு அறிவிப்பு நாள்: 27.05.2022
3. விண்ணப்பதாரரின் விண்ணப்ப நாள் : 06.06.2022

****

உத்தரவு :-

திருவேற்காடு நகராட்சி எல்லைக்கு உட்பட்ட நூம்பல் கிராமம் சர்வே எண்111/6, 7, 8, 9, 10, 11, 12, 13, 14A மற்றும் புதிய சர்வே எண்.139/1K,139/1L குடியிருப்பு கட்டிட அனுமதி ஒப்புதல் வேண்டி **M/S.SUGALI ENTERPRISES PVT LTD Rep.by Thiru.K.Rakesh Kumar** என்பவர் உறுப்பினர் செயலர், சென்னை பெருநகர் வளர்ச்சிக் குழுமம், சென்னை அவர்களுக்கு விண்ணப்பம் செய்யப்பட்டதில் மேற்படி மனுதாரரின் விண்ணப்பம் உறுப்பினர் - செயலர், சென்னை பெருநகர வளர்ச்சிக் குழுமம், சென்னை அவர்களால் பரிசீலனை செய்யப்பட்டு, பார்வை 1ல் கண்ட கடிதத்தின்படி திட்ட அனுமதி வழங்கப்பட்டுள்ளது. பார்வை 2ல் கண்டுள்ள கடிதத்தின் வாயிலாக கீழ்கண்ட கட்டணங்கள் செலுத்த கோரியதில் மனுதாரர் பார்வை 3–ல் கண்டுள்ள கட்டணங்கள் செலுத்தியதை தொடர்ந்து மேற்கண்ட குடியிருப்புக்கு கட்டிட அனுமதி அளித்து ஒப்புதல் வழங்கப்படுகிறது.

கட்டிட உரிமையானை கட்டணம்	ரூ. 13,93,500/–	இவ்வலுவலகரசீதுஎண்.2323 நாள்: 03.06.2022
மழை நீர் கட்டணம்	ரூ.50,000/–	இவ்வலுவலகரசீதுஎண்.2324 நாள்: 03.06.2022
கூராய்வு கட்டணம்	ரூ.10000/–	இவ்வலுவலகரசீதுஎண்.2325 நாள்: 03.06.2022
சாலை அமைப்பு கட்டணம்	ரூ.50,000/–	இவ்வலுவலகரசீதுஎண்.2326 நாள்: 03.06.2022
கட்டிட தொழிலாளர் நலநிதி வங்கி வரைவேலை (M.W.G.W Fund– D.D)	ரூ.13,50,950/–	D.D NO.214994 Date.03.06.2022

எனவே, மேற்கண்ட இடத்தில் மனுதாரர் குடியிருப்பு கட்டிட அனுமதி அமைக்க இத்துடன் இணைத்துள்ள வரைபடத்தில் குறிப்பிட்டுள்ள நிபந்தனைக்குட்பட்டு இறுதி ஒப்புதல் வழங்கப்படுகிறது.

ஆணையர்,
திருவேற்காடு நகராட்சி.

பெறுநர் :

M/S.SUGALI ENTERPRISES PVT LTD Rep.by Thiru.K.Rakesh Kumar,
No4/6,VOC 2nd Cross Street
Kodambakkam,
Chennai-24

நகல் பணிந்து சமர்ப்பிக்கப்படுகிறது :-
உறுப்பினர் - செயலர், சென்னை பெருநகர் வளர்ச்சிக் குழுமம், சென்னை.

For ROYAL CIVIL T[illegible]

Prop[illegible]

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.in Website: www.cmdachennai.gov.in

Letter No. PP/NHRB/C/ 618/2021 Dated: 11.03.2022

To

The Commissioner,
Thiruverkadu Municipality,
Chennai

Sir,

Sub: CMDA – APU – (B Channel - Central Division) – Planning Permission for the proposed construction of Stilt floor + 4 floors + 5th floor part, Residential building with 55 dwelling units (Affordable Housing) at Noombal, Chennai, comprised in Old S. No. 111/6, 111/7, 111/8, 111/9, , 111/10, 111/11, 111/12, 111/13, 111/14A part, New S.No.139/1K & 139/1L, 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 / 618 /2021, dated 22.10.2021.
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. DC and other charges sent to the applicant in this office Online letter even No. dated 23.02.2022.
9. Applicant's letter dated 02.03.2022.

****

The Planning Permission Application for the proposed construction of Stilt floor + 4 floors + 5th floor part, Residential building with 55 dwelling units (Affordable Housing) at Noombal, Chennai, comprised in Old S. No. 111/6, 111/7, 111/8, 111/9, 111/10, 111/11, 111/12, 111/13, 111/14A part, New S.No.139/1K & 139/1L, 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 8th cited.

FOR ROYAL CIVIL TECH

Proprietor

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PP/NHRB/C /618/2021

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

Sl. No	Charges / Fees / Deposits	Total Amount	Receipt No & date
i)	Development charges for building	Rs. 64,000/-	CMDA/PP/Ch/6833 /2022 Dated 28.02.2022
ii)	Development charges for land	Rs. 8,000/-	
iii)	Scrutiny fee	Rs. 5,000/-	
iv)	Regularisation charges	-	
v)	Security Deposit for Display Board	Rs.10,000/-	
vi)	Security Deposit for STP	Rs.55,000/-	
vii)	Infrastructure & Amenities charges	Rs. 17,91,000/-	
viii)	Security Deposit for Building	Rs. 11,92,000/-	
ix)	Shelter charges	Rs. 1,84,000/-	

3. Two sets of approved Plans are Numbered as **PP / NHRB / 60 / 2022/ A to C dated 11.03.2022** in **Planning Permit No. 14737** are sent herewith. The **Planning Permit** is valid for the period **from 11.03.2022 to 10. 03.2027**.

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.

For ROYAL CIVIL TECH

Proprietor

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.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 difference stages by CMDA.

10. 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.

3/4

Proprietor

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

12. 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,

11/3/2022

For Senior Planner
Area Plans Unit

11/3/2022

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

Copy to:

1. M/s. Sugali Enterprises Pvt. Ltd,
Rep. by Thiru. K. Rakesh Kumar,
No.4/6. VOC 2nd Cross Street,
Kodambakkam,
Chennai – 24.

2. **The Member**
Appropriate Authority
108, Uthamar Gandhi Salai
Nungambakkam, Chennai – 600 034.

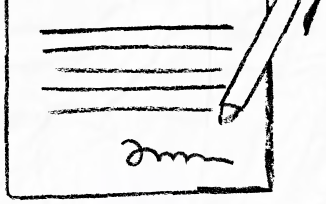
3. **The Chief Engineer**
CMWSSB,
No.1, Pumping Station Road,
Chintadripet, Chennai - 600 002.

4. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road
Nungambakkam, Chennai - 600 034.

5. **The Deputy Planner**
Enforcement Cell (Central)
CMDA, Chennai – 600 008.

6. **The Chairperson,**
TNRERA
Door No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600008

Proprietor



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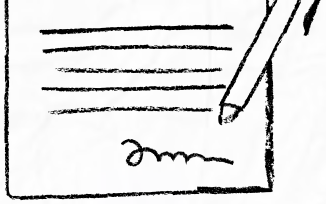
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Home Vastu Shastra, Plot Vastu Shastra, Property Management

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OMR Thoraipakkam,
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