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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, Web site: www.cmdachennai.gov.in

Letter No. CMDA/PP/HRB/N/0385/2021, dated: 12.01.2023

To

The Commissioner,
Greater Chennai Corporation,
Ripon Buildings,
Chennai – 600 003.

Sir,

Sub: CMDA – Area Plans Unit – HRB (North) Division – Planning Permission for revision to the earlier approved HRB development applied for construction of **High Rise Commercial cum Residential Building** consisting Extended Double Basement Floor + Stilt Floor (Parking) + 1st& 2nd Floor Commercial use (19 shops in First Floor & 20 Shops in Second Floor) + 3rd Floor to 17th Floor (Residential use) with 86 dwelling units and Gym, Multipurpose Hall & Games Room in 3rd Floor at New No.10, 11, 12 & 19, Old No.7, 8, 9, 11 & 11A, abutting Thiruvottiyur High Road, Old Washermenpet, Chennai -21, comprised in R.S. Nos.1798/1, 1798/19, 1798/20, 1798/25 & 1798/27, Block No.28 of Tondiarpet Village, Tondiarpet Taluk, Greater Chennai Corporation, applied by the **M/s. LIFESTYLE HOUSING & INFRASTRUCTURE,** Rep by Mr. PRIYANK PINCHA (Power Holder to Thiru R. Ravindran) – Approved - Reg.

Ref:
1. PPA received on 27.07.2021 in SBC No. CMDA/PP/HRB/N/ 0385/2021.
2. Earlier approval issued in favour of the land owner Thiru R. Ravendran for construction of MSB Commercial building in PP. No. C/PP/MSB-IT/40/A to N/2008 in Letter No. C3/1361/06, dated 07.11.2008.
3. Subsequent approval issued in favour of the applicant for construction of High Rise Commercial cum Residential Building in PP. No. C/PP/MSB/20(A to F)/2021, in Letter No. C3(N)/373/2020, dt. 31.03.2021.
4. NOC obtained from AAI in NOC ID: CHEN/SOUTH/B/013120/439330 Dt.06.02.2020.
5. NOC obtained from IAF in letter no. TAM/5218/ATC (PC- 06/20) Dt. 17.02.2020.
6. NOC from PWD in Lr. No. DB/T5(3)/F – NOC – Tondiarpet /2021 dt. 25.02.2021.
7. This office letter even no. dated 05.08.2021 addressed to the DF & RS, Traffic Police Dept. &

For LIFESTYLE HOUSING & INFRASTRUCTURE

Partner

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8. Minutes of the 262nd MSB Panel meeting held on 24.08.2021.
9. This office letter even no. dated 06.09.2021 to the applicant.
10. Applicant Letter received dated.02.09.2021 enclosing particulars.
11. Environment Clearance issued in letter no. SEIAA-TN/F.No.7710/ EC/8(a)/782/2021 dated.23.08.2021.
12. Letter K.Dis.No.11799/C1/2021, dated 28.09.2021 received from Tamil Nadu Fire and Rescue Services Dept.
13. NOC received from the Police (Traffic) letter no Tr./License /459/ 17698/ 2021 dt 06.10.2021.
14. NOC received from the CMRL letter no CMRL/Plng/NOC/626/34/2020 dated 13.10.2021.
15. Applicant Letter received dated. 25.10.2021 enclosing particulars.
16. This office letter even no. dated 27.10.2021 addressed to DF&RS.
17. This office letter even no. dated 02.12.2021 to the applicant.
18. Applicant Letter received dated. 24.01.2022 & 25.02.2022.
19. NOC issued by the DF&RS in letter no. C1/16132/2021, PP. NOC. No.16/2022 dt.14.02.2022.
20. This office letter even no. dated 10.03.2022 to the applicant.
21. Applicant Letter received dated 11.04.2022.
22. Minutes of the 2nd HRB Panel meeting held on 27.05.2022.
23. This office letter even no. dated 16.06.2022 to the applicant.
24. Applicant Letter received dated. 08.08.2022.
25. This office letter even no dt. 25.08.2022 to the applicant.
26. The Applicant letter received dt.29.08.2022.
27. This office DC advice letter even no. dt. 21.09.2022 to the applicant.
28. The Applicant letter received dt.27.10.2022 & 16.11.2022 along with request for utilization of DRC for adjustment of Premium FSI charge.
29. U.O. Note No. TDR/7549/2021, dated 26.12.2022 from TDR Division.
30. This office Supplementary DC advice letter even no. dt. 27.12.2022 to the applicant.
31. The Applicant letter received dt.04.01.2023 enclosing receipt for DC charges & Bank Guarantee for SD for building.

The Planning Permission Application received in the reference 1st cited for the revision to the planning permission approved in the reference 3rd cited. The Revised proposal for construction of **High Rise Commercial cum Residential Building** consisting Extended Double Basement Floor + Stilt Floor (Parking) + 1st & 2nd Floor Commercial use (19 shops in First Floor & 20 Shops in Second Floor) + 3rd Floor to 17th Floor (Residential use) with 86 dwelling units and Gym, Multipurpose Hall & Games Room in 3rd Floor at New No.10, 11, 12 & 19, Old No.7, 8, 9, 11 & 11A, abutting Thiruvottiyur High Road, Old Washermenpet, Chennai -21, comprised in R.S. Nos.1798/1, 1798/19, 1798/20, 1798/25 & 1798/27, Block No.28 of Tondiarpet Village, Tondiarpet Taluk, Greater Chennai Corporation limit, applied by **M/s. LIFESTYLE HOUSING & INFRASTRUCTURE,** Rep by Mr. PRIYANK PINCHA (General Power of Attorney Holder to Thiru

For LIFESTYLE HOUSING & INFRASTRUCTURE

R. Ravendran) has been examined and Planning Permission is issued based on the orders of HRB Committee in the reference 22nd cited subject to the usual conditions put-forth by CMDA including compliance of conditions imposed by other Government Agencies in the references 4th to 6th, 11th, 13th, 14th & 19th above.

2.The applicant has remitted the following charges for this revised proposal vide Receipt No. **B0022730** dt.04.01.2023 and Flag Day fund in Receipt No. **013757** dt 04.01.2023 furnished in the reference 31st cited:

Sl. No.	Description of charges	Total Amount for this revised proposal	Remitted already in earlier approved file C3/1361/06	Remitted already in earlier approved file C3(N)/373/2020	Balance Amount to be paid now
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.3,68,000/- (Rupees Three Lakhs and Sixty Eight Thousand only)	Rs.3,68,000/- (Rupees Three lakhs and Sixty Eight Thousand only) receipt No.005824, dt. 12.02.2008	**-Nil-**	**-Nil-**
ii)	Balance Scrutiny Fee	Rs. 81,000/- (Rupees Eighty one thousand only)	Not adjustable	Not adjustable	**-Nil-**
	Scrutiny fees already remitted: (i) Rs.45,292/- vide on-line payment Ref. ID CMDA/PP/Ch/5326/2021 dt. 27.07.2021; (ii) Rs.22629/- vide on-line payment Ref. ID CMDA/PP/Ch/5843/2021 dt. 08.10.2021; (iii) Rs. 9060/- vide on-line payment Ref. ID CMDA/PP/Ch/6512/2022 dt. 11.01.2022; and (iv) Rs.4531/- vide on-line payment Ref. ID CMDA/PP/Ch/7261/2022 dt. 09.04.2022. **(Total Amount remitted Rs. 81,512/-)**				
iii)	Regularisation charge for land	(Already approved site)	-	Rs.3,50,000/- (Rupees Three lakhs and Fifty Thousand only) receipt No. B0018650, dt. 23.02.2021	**-Nil-**
iv)	OSR charges	(Already approved site)	Rs.3,65,000/- (Rupees Three lakhs and Sixty Five Thousand only) receipt No.005824, dt. 12.02.2008	Rs.2,50,000/- (Rupees Two Lakhs and Fifty Thousand only) receipt No. B0018650, dt. 23.02.2021	**-Nil-**

For LIFESTYLE HOUSING & INFRASTRUCTURE

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Sl. No.	Description of charges	Total Amount for this revised proposal	Remitted already in earlier approved file C3/1361/06	Remitted already in earlier approved file C3(N)/373/2020	Balance Amount to be paid now
v)	Balance Infrastructure & Amenities Charges	Rs. 71,00,000/- (Rupees Seventy OneLakhs only)	Rs. 6,60,000/- (Rupees Six Lakh and Sixty Thousand only) receipt No.006538, dt. 12.03.2008 and Rs. 58,40,000/- (Rupees Fifty Eight Lakh and Forty Thousand only) receipt No.002667, dt. 11.09.2008. **(Totally Rs. 65,00,000/-)**	-Nil-	**Rs. 6,00,000/-** (Rupees Six Lakhs only)
vi)	Balance Security Deposit (For Building)	Rs.47,13,000/- (RupeesForty Seven Lakhs and Thirteen Thousand only)	Rs. 13,33,000/- (Rupees Thirteen Lakhs and Thirty Three Thousand only) receipt No.000386, dt. 12.02.2008	Rs.23,25,000/- (Rupees Twenty Three Lakhs and Twenty Five Thousand only) receipt No. B0018650, dt. 23.02.2021	**Rs. 10,55,000/- *** (Rupees Ten Lakhs and Fifty Five Thousand only)
	* Bank Guarantee vide **B.G. No. FBGI00912300003** Dt. **03.01.2023** with expiry date on **31.12.2030** Claim Expiry date **31.12.2031** towards **Security Deposit for Building** of **Rs. 10,55,000/-** (Rupees Ten Lakhs and Fifty Five Thousand only) given by **RBL Bank,** Nungambakkam Branch, Chennai – 600 034.				
vii)	Security Deposit for Display Board	Rs. 10,000/- (Rupees Ten thousand only)	-	-	**Rs. 10,000/-** (Rupees Ten thousand only)
viii)	Balance MIDC for CMWSSB	Rs. 48,89,000/- (Rupees Forty Eight Lakhs and Eighty Nine Thousand Only)	Rs. 8,53,000/- (Rupees Eight Lakhs and Fifty ThreeThousand only) DD No. 286259 dt.18.11.2008 drawn from Indian Bank	Rs.21,50,000/- (Rupees Twenty One Lakhs and Fifty Thousand only) receipt No.B0018650, dt. 23.02.2021	**Rs. 18,86,000/-** (Rupees Eighteen Lakhs and Eighty Six Thousand only)
ix)	Balance Shelter Fee	Rs. 64,30,000/- (Rupees Sixty Four Lakhs and	-	Rs.36,80,000/- (Rupees Thirty Six	**Rs.27,50,000/-** (Rupees Twenty Seven

For LIFESTYLE HOUSING & INFRASTRUCTURE

Partner

Sl. No.	Description of charges	Total Amount for this revised proposal	Remitted already in earlier approved file C3/1361/06	Remitted already in earlier approved file C3(N)/373/2020	Balance Amount to be paid now
		Thirty Thousand only)		Lakhs and Eighty Thousand only) receipt No. B0018650, dt. 23.02.2021	Lakhs and Fifty Thousand only)
x)	Premium FSI Charges	Rs. 4,67,60,000/- (Rupees Four Crores and Sixty Seven Lakhs and Sixty Thousand only)	-	-	**Rs. 4,67,60,000/-**** (Rupees Four Crores and Sixty Seven Lakhs and Sixty Thousand only)
	** Applicant has furnished request for utilization of Development Rights Certificates issued in DRC No.100/2022 (i) dt.09.12.2022, in favour of V.Sundar & 11 others and utilized towards the remittance of Premium FSI charges of **Rs.4,39,18,753/-** (Rupees Four Crores and Thirty Nine Lakhs and Eighteen Thousand Seven Hundred Fifty Three only) against the total premium FSI charges of **Rs.4,67,60,000/-** (Rupees Four Crores and Sixty Seven Lakhs and Sixty Thousand only). After utilizing the Development Rights Certificate, the applicant has remitted the balance Premium FSI charges of **Rs.28,41,247/-** (Rupees Twenty Eight Lakhs and Forty One Thousand and Two Hundred Forty Seven only)				
x)	Flag day Contribution by Cash	Rs.500/- (Rupees Five Hundred only)	-	-	**Rs.500/-** (Rupees Five Hundred only)

3. For the earlier approved built-up area the charges towards D.C, R.C for Land, I & A charges, S.D for Building and Shelter charges remitted in vide receipt nos. 005824 dt. 12.02.2008, 006538 dt. 12.03.2008, 002667 dt. 11.09.2008, 000386 dt.12.02.2008 & receipt no. B0018650 dt. 23.02.2021 and DD No. 286259 dt.18.11.2008 & receipt no. B0018650 dt. 23.02.2021 furnished for the MIDC for CMWSSB to the Planning Permission issued in the reference 2nd & 3rd cited have been adjusted to the respective charges for the present proposal. The balance charges and the charges for proposed additional construction are only collected now.

4. The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS, Police (Traffic), PWD, CMRL, AAI, IAF & Environmental Clearance. In this regard, the applicant has also furnished an undertaking in the reference 21st cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS, Police (Traffic), PWD, CMRL, AAI, IAF & Environmental Clearance.

5. The Promoter has to submit the necessary sanitary application directly to Local Body and only after due sanction he can commence the internal sewer works.

In respect of water supply, it may be possible for CMWSSB to extend water supply to a single sump for the above premises for purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 100 lpcd. In respect of requirement of water for other uses,

For LIFESTYLE HOUSING & INFRASTRUCTURE

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the applicant has to ensure that he can make alternate arrangements. In this case also, the applicant should apply for the water connection, after approval of the sanitary proposal and internal works should be taken up only after the approval of the water application. 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 harvest structures shown in the approved plans to the satisfaction of the Authority will also be considered as a deviation to the approved plans and violation of TNCD&BR - 2019 and enforcement action will be taken against such development.

6. Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. This 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.

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 connected Building Rules under the respective Local Body Act 1920, such as Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality Act, Tamil Nadu Panchayat Act. 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 / Registered Engineers / Architects who has signed in the plan to ensure the safety during construction and after construction and also for its continued structural stability of the buildings. In this regard, the applicant along with the Architect, Structural Engineer, Geo – Technical consultant and Construction Engineer has furnished undertaking in Form – C format.

The applicant has also furnished a copy of Soil test report and Structural design & drawings vetted by S.E, PWD obtained at the time of earlier approval including the present revised proposal in the reference 18th cited.

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 consider only the aspect on 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. The applicant shall be responsible to ensure that the Building/ Structure in the adjoining site are not weakened/ damaged during the construction of Basement floor and also to provide

For LIFESTYLE HOUSING & INFRASTRUCTUR

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lighting & ventilation and protection from the fire to the satisfaction of Director of Fire and Rescue Service.

9. Applicant has to erect temporary lightning arrester during the entire construction phase of the project.

10. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority.

11. The Executive Authority of Local Body before issuing Building Permit for the construction of new building shall ensure if it has a provision in the building design itself for an insulated pipeline from the rooftop in the building to various distribution points where hot water is required. The new building shall have provision for continuous water supply to the solar water heating system. The new building shall also have open space on the roof top to receive direct sun light. The load bearing capacity of the roof shall at least be 50 Kilogram per sq.m. All new buildings shall have solar assisted water hearing system installed before they are utilized for business or other activity.

The capacity of solar water assisted water heating system to be installed shall be decided in consultation with the Executive Authority. The recommended minimum capacity shall not be less than 25 Litres per person per day for each bath room and kitchen subject to the condition that maximum of 50 percent of the total roof area is provided with the system as per norms to be fixed by the Tamil Nadu Energy Development Agency from time to time.

12. The applicant shall reserve 1/3rd open Terrace Area for erection of Solar Photo Voltaic Panel & Solar Water Heating System and the same has to be ensured before issue of Completion Certificate.

13. As per G.O. (Ms) No.112, H&UD Department dt.22.06.2017, 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.

14. The partial refund of security deposit will not be considered for issuance of partial Completion certificate.

15. CCTV Camera to be installed at regular interval of 50.00 m along the road which is abutting the site boundaries before issue of Completion Certificate. In this regards the applicant has furnished notarized undertaking.

16. 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 order of continuance accorded for different stages by CMDA.

For LIFESTYLE HOUSING & INFRASTRUCTURE

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17. Two sets of plans for the proposal is approved and numbered as Planning Permission No **PP/HRB/01/2023/A to F,** dated **12.01.2023** in **Permit No.14579** are sent herewith. The Planning Permission is valid for the period from **12.01.2023** to **11.01.2031.**

18. This Planning Permission is issued under New Rule TNCD&BR 2019 subject to final outcome of the W.P.(MD) No. 8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

19.The Commissioner, Greater Chennai Corporation is requested to take necessary further action for issue of Building Permit under the Local Body Act.

20. This Planning Permission is not final. The applicant has to commence the project only after obtaining necessary Building Permit under the Local Body Act.

Yours faithfully,

13/01/23

for **MEMBER-SECRETARY**

13/01/2023

Encl:

1. Two copies approved plan.
2. Two copies of Planning Permit.

Copy To:

1. **M/s. LIFESTYLE HOUSING & INFRASTRUCTURE,**
   Rep by Mr. PRIYANK PINCHA
   (General Power of Attorney Holder to Thiru R. Ravendran)
   No. 61/2, 1st Floor, Ormes Road,
   Kilpauk, Chennai – 600 010.
   (This approval is not final; you have to approach The Commissioner, Greater Chennai Corporation for issue of Building Permit).
2. The Deputy Planner, Enforcement Cell (N), CMDA, Chennai-8 (ith one set of approved plans)
3. The Commissioner of Income Tax,
   No.108, Mahatma Gandhi Road,
   Nungambakkam, Chennai-34.
4. The Director of Fire & Rescue Service P.B.No.776,
   Egmore, Chennai-8. (With one set of approved plans)
5. The Chief Engineer,
   CMWSSB, No.75, Santhome High Road, Santhome,
   MRC Nagar, R.A. Puram, Chennai-600 028.
6. The Addl. Commissioner of Police (Traffic),
   Egmore, Chennai-8.

For LIFESTYLE HOUSING & INFRASTRUCTURE

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Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 14579 Date of Permit 12/01/2023

PP/HRB/01/2023/AtoF

File No CMDA/PP/HRB/N/0385/2021

Name of Applicant with Address M/s. LIFESTYLE HOUSING & INFRASTRUCTURE, Rep. by Mr. PRIYANK PINCHA (GPA to Thiru. R. Ravendran) No. 61/2, 1st Floor, Ormes Road, Kilpauk, Chennai - 600 010. Date of Application 27.07.2021

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

Site Address As per Annexure

Division No. .....

.....

Development Charge paid Rs. — Challan No. — Date —

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 11/01/2031 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.~~

Govt. Lr. (MS) No. 65, HUD (UD1) dept., dated: 21.04.2022

For MEMBER SECRETARY

13/01/23

for LIFESTYLE HOUSING & INFRASTRUCTURE

11/01/2023

CONDITIONS

Note: 1. According to Section 79 of the T. & C. P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated

2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the planning permission in the event of planning permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.

ANNEXURE

File No. CMDA/PP/HRB/N/385/2021, Permit No. 14579

Planning Permission No. **PP/HRB/01/2023/A to F**
Planning Permission for revision to the earlier approved HRB development applied for construction of **High Rise Commercial cum Residential Building** consisting Extended Double Basement Floor + Stilt Floor (Parking) + 1st& 2nd Floor Commercial use (19 shops in First Floor & 20 Shops in Second Floor) + 3rd Floor to 17th Floor (Residential use) with 86 dwelling units and Gym, Multipurpose Hall & Games Room in 3rd Floor at New No.10, 11, 12 & 19, Old No.7, 8, 9, 11 & 11A, abutting Thiruvottiyur High Road, Old Washermenpet, Chennai - 21, comprised in R.S. Nos.1798/1, 1798/19, 1798/20, 1798/25 & 1798/27, Block No.28 of Tondiarpet Village, Tondiarpet Taluk, Greater Chennai Corporation, applied by the **M/s.LIFESTYLE HOUSING & INFRASTRUCTURE,** Rep by Mr. PRIYANK PINCHA (Power Holder to Thiru R. Ravindran)

11/04/2023

13/01/22

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Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-Works

கட்டிட அனுமதி

Building Permission

(1919 ஆம்ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)

(1919 MCMC Act Section 238)

கட்டட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN05/00078/2023		CMDA/PP/HRB/N/0385/2021 - 12/01/2023	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N05	N053	28/02/2023	25/01/2023
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		LIFE STYLE HOUSING AND INFRASTRUCTURE-REP.BY Mr.PRIYANK PINCHA(POWER HOLDER TO THIRU. R.RAVENDRAN) No:61/2,1st FLOOR, ORMES ROAD, KILPAUK, CHENNAI-600010.	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:OLD:7,8,9,11&11A,NEW:10,11,12&19,Block No:28,Survey No:R.S.No:1798/1,1798/19,1798/20,1798/25&27, Thiruvotriyur High Road,Old Washermenpet,Old Washermenpet,Tondiarpet, Chennai, 600021	
Building Licence Fees			623700
Regularisation Charges (penalty under section 244A)			96900
Scrutiny Fees			16300
Workers Welfare Board			3809700
மொத்தக் கட்டணம்/ Total (In Rs.)			4546600

Amount (in words): Rupees Forty Five Lakhs Forty Six Thousands Six Hundred Only

Payment Details:

DD Number: 000823 Amount (In Rs.): 4546600 Date: 17/02/2023 Bank: AXIS BANK LTD.

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.

அனுமதி கால முடிவு 27/02/2028

Permit Valid upto 27/02/2028

Digitally Signed by Ramamurthy J

Date: 28-Feb-2023 (15:34:56)

Executive Engineer (T.P.)

For LIFESTYLE HOUSING & INFRASTRUCTUR

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(475)

அறிவிப்பு

1. 1919 வருடத்திய சென்னை மாநகராட்சி சட்டம், பிரிவு 107 மற்றும் 243 ன் படி இக்கட்டிட அனுமதி பேரில் கட்டிடம் கட்டப்பட்டாலோ அல்லது கட்டிடம் முடிவுற்றாலோ, கட்டிட உரிமையாளர், கட்டிடம் முடிவுற்ற 15 நாட்களுக்குள் அல்லது குடியுரிமை நாள், இதில் எது முக்கியமோ அதற்கு முன் சென்னை மாநகராட்சி ஆணையாளருக்கு தெரிவிக்கத் தவறினால் ரூ. 50 க்கு மிகாமல், அபராதம் விதிக்கப்படும் என அறிவிக்கப்படுகிறது.

2. இந்த சட்டம் தொடங்கிய நாளிலிருந்து சென்னை மாநகராட்சி ஆணையாளரிடமிருந்து சான்றிதழ் பெறாமல் உள்ள கட்டப்படும் கட்டிடங்களுக்கு ரூ.100 க்கு மேற்பட்ட வருட வரி மதிப்பீடு செய்த கட்டிடங்களுக்கும் மற்றும் பாதுகாக்கப்பட்ட நிலத்தும், கழிவு நீர் வசதிகளும் செய்து தருவது சட்டத்திற்கு உட்பட்டது ஆகாது என அறிவிக்கப்படுகிறது.

3. தலைமை பயன்படுத்தி தண்ணீராக்கும் கழிப்பிடங்களை அமைப்பது நகரத்தின் சுகாதார நலன் கருதி அடிப்படைத் தேவையானதும் மிக முக்கியமானதும் என ஆணையர் கருதுவதால் ஒவ்வொரு வீட்டிலும் அவை அமைக்கப்பட வேண்டுமென வற்புறுத்தப்படுகிறது.. தலைமைப் பயன்படுத்தி தூய்மையாக்கும் கழிப்பிடத்துடன் நச்சுத்தடை மலக்குழி அமைத்த வரைபடம் ஒப்புதல் அளிக்கப்பட்டு விட்டதென கருதி, கழிப்பிடம் மலக்குழியுடன் மற்றும் நீர் முழுமையுடன் இணைக்க பாடவிட்டால், ஆணையாளர், சென்னை மாநகராட்சி சட்ட 1919 ன் பிரிவு 180 படி அவருக்கு கொடுக்கப்பட்ட அதிகாரங்கள் மற்றும் உரிமைகளின் அடிப்படையில் நடவடிக்கை எடுக்க தடை இல்லை என அறிவிக்கப்படுகிறது.

4. அடுத்தடுத்த கட்டிடத்தின் எல்லையை ஒட்டியுள்ள சாலை அல்லது தெருவின் மையப் பகுதியிலிருந்து 0.91 மீட்டர் உயர்த்தப்பட வேண்டும் சான்று அளிக்கப்பட்ட இடத்திற்கு அப்பால் மொத்த இடத்தில் ஆக்கிரமிப்பு ஏற்படாதவாறும் பக்கத்து வீட்டில் எல்லைக்கு அப்பாலும் ஏற்படாதவாறும் பார்த்துக் கொள்ள வேண்டும். ஈரத்தடுப்புடைய, ஈரம் ஊடுருவ முடியாத தரை அமைக்கப்பட வேண்டும் கதவு மற்றும் சன்னல்கள் மொத்த இடத்தின் எல்லையை கடந்து ஆக்கிரமிப்பு செய்ய ஏதுவாக வெளிப்பக்கம் திறக்குமாறு வைக்கக்கூடாது. பழுதடைக்கட்டுகள் விண்ணப்பதாரரின் எல்லைக்குள் அமைய வேண்டும் கட்டிடம் பணிகள் நடக்கும் காலங்களில் மாநகராட்சி அலுவலர்களும் அதிகாரிகளும், பார்வையிட வாய்ப்பு உள்ளதால் மனைவில் ஒப்புதல் பெற்ற வரைபடத்தின் நகலை எப்போதும் தயாராக வைத்திருக்க வேண்டும். உதவி செயற் பொறியாளர் மற்றும் சார்நிலை அலுவலர்கள் வரைப்படம் கேட்கும்போது காண்பிக்கப்பட வேண்டும்.

5. 1.2 மீட்டர் நீளம் மற்றும் 0.60 மீட்டர் குறைந்தபட்ச அகலமுள்ள பலகையில் திட்ட அனுமதி எண், நாள் அனுமதிக்கப் பட்ட தளங்கள் ஆகியவற்றைக் குறிப்பிட்டு, நன்றாக தெரியும்படி மனையில் வைக்கப்படவேண்டும்.

6. கட்டிட அனுமதி வழங்கப்பட்ட பிறகு கட்டப்படும் கட்டுமானங்கள், ஒப்புதலிக்கப்பட்ட வரைப்படங்களிலிருந்து மாறுபடுமானால் உங்களால் செலுத்தப்பட்ட பினையவைப்புத்தொகை திருப்பித்தரப்பட மாட்டது.

7. கட்டப்படும் கட்டிடத்தின் தரம் IS 456 IS 875. IS 1893 ஆகிய இந்தியகட்டிட தரக்கட்டுப்பாட்டு விதிகளின்படி அமைக்கப்பட வேண்டும் மற்றும் கட்டிட வரைபட அனுமதியின் போது கொடுக்கப்பட்ட டிசைன் வரைபடத்தில் காட்டியபடி எக்கு கம்பிகள், கான்கிரீட் ஆகியவை கொண்டு கட்டிடம் கட்டப்பட வேண்டும்.

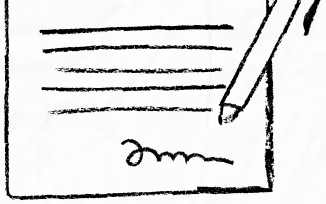
8. மழைநீர் சேமிப்பு அமைப்புகள் வரைபடத்தில் காட்டியபடி அமைக்கப்படாவிட்டால் கட்டிட வரைபடத்திலிருந்து மாறுபட்ட கட்டிடமாக கருதப்பட்டு விதிகளின்படி தக்க நடவடிக்கை எடுக்கப்படும்.

9. கட்டிட அனுமதி மனுதாரர் தனது மனுவில் கொடுத்த தகவல்கள் உண்மைக்குப் புறம்பானது நடைமுறை வழக்கத்திற்கு மாறானது மற்றும் மோசடியான வழிமுறை ஆகியவற்றின் பேரில் அளிக்கப்பட்டதாக இருந்தால் கட்டிட அனுமதியை மாற்றவோ முழுமையாக திரும்பப் பெறவோ, சென்னை மாநகராட்சி முனிசிப் சட்டம் 1919 (CCMC Act 1919) பிரிவு 365(4)ன் படி நடவடிக்கை எடுப்பதற்கு ஆணையருக்கு முழு அதிகாரம் உண்டு.

10. பெருநகர சென்னை மாநகராட்சியால் சட்ட பூர்வமாக திட்ட அனுமதி கட்டிட அனுமதி அளிப்பதன் மூலம் விண்ணப்பதாரரின் பெயரில் நில உரிமையினை உறுதிபடுத்தவில்லை. திட்ட அனுமதி அளிப்பதற்கு முன்பு, விண்ணப்பதாரரின் விண்ணப்பத்துடன் சமர்ப்பித்த ஆவணங்களில் (கிரயப்பத்திரம், குத்தகை பத்திரம், பட்டா தானப்பத்திரம் போது அதிகாரப் பத்திரம் மேலும் பல) விண்ணப்பதாரர் வளர்ச்சி செய்ய உரிமையுள்ளதா என்று மட்டுமே சரிபார்க்கப்படுகிறது. அதன் மூலம் முதற்கட்டமாக விண்ணப்பதாரருக்கு வளர்ச்சி செய்ய உரிமை உள்ளதா என்று பார்க்கப்படுகிறது. சொத்தினை வாங்க விரும்பும் எந்த நபரும் விண்ணப்பதாரருக்கு சொத்தின் மீது உள்ள உரிமையை தனியாக உறுதிப்படுத்திக் கொள்ள வேண்டும். மேலும், அதன்மேல் வேறு யாரும் தவி நபர் உரிமை கோரினால் அவர்கள் அதனை பொருத்தமான நீதிமன்றத்தின் முன் தீர்த்துக் கொள்ளலாம். இதனை முடிவு செய்ய பெருநகர சென்னை மாநகராட்சி பொருத்தமான அமைப்பு அல்ல.

11. மனுதாரர் இந்த கட்டிட அனுமதியில் குறிப்பிட்டுள்ள இடத்தில் கட்டிடம் கட்டுவது தொடர்பான பதிவு சான்றிதழ் கட்டாயமாக இயக்குனர் சுகாதாரம் மற்றும் சுகாதாரம் அவர்களிடம் இருந்து பெற வேண்டும், இச்சான்றிதழ் பிரிவு 7, கட்டிடம் மற்றும் கட்டுமான தொழிலாளர் (வேலை வாய்ப்புமுறைப்படுத்தல் மற்றும் சேவை கட்டுப்பாடு) சட்டம் 1996 ன் படி பெற வேண்டும்.

12. இந்திய அரசு அறிவிப்பு எண் N656, நாள் 24.11.1995 ன் படி இரண்டு அடுக்கு மற்றும் அதற்கு மேற்பட்ட அடுக்குமாடி குடியிருப்பின் தரை தளத்தில் தபால் பெட்டி (Letter Delivery Box) பொருத்தப்பட வேண்டும்.



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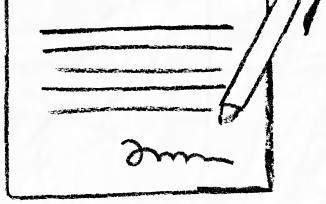
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