451

063218

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, Web site: www.cmdachennai.gov.in

Letter No. CMDA/PP/HRB/N/0020/2022, **Dated: 30.09.2022**

ஒ.கு.த.	7/10/2022
வ.வ.அ. (வ உ)	7/10/22
வ.வ.அ. (தி.உ.)	

To

The Commissioner,
Kattankulathur Panchayat Union,
Kattankulathur,
Chengalpattu District - 603 203.

Sir,

Sub: CMDA – Area Plans Unit – High Rise Building (North) Division – Planning Permission Application for the proposed construction of **High Rise** Residential Group development for **Affordable Housing** consisting of 3 Blocks with combined & Extended Basement Floor for Block No. 1, 2 & 3 over & above in **Block No – 1:** Stilt Floor part (Parking) cum Ground Floor Part (Club House use) + 1st Floor [Club House use (incidental activity for residential building)] - Gym, Library, Yoga, Indoor Games, AV Room & Indoor play area] + 2nd Floor to 19th floor with 162 dwelling units; **Block No -2:** Stilt Floor + 1st Floor to 9th Floor with 54 dwelling units; **Block No – 3:** Stilt Floor + 1st Floor to 18th Floor + 19th Floor (part) with 601 dwelling units and a Swimming pool at 19th Floor In Block No. 3 **totally 817 dwelling units** abutting Mudichur Road, comprised in S.Nos.293/3B, 293/3C, 293/4A1, 293/4A2A, 293/4A2B, 293/4B, 309/1B2, 309/1C, 309/1G1, 309/1G2, 309/1H1C & 309/1H2 of Mannivakkam village, Vandalur Taluk, Chengalpattu District, within the limits of Kattankulathur Panchayat Union, applied by the **M/s. Casa Grande Civil Engineering Pvt. Ltd.** rep. by its authorised signatory **Thiru. Sumanth Krishna** – Approved - Reg.

Ref:
1. PPA received in SBC no. CMDA/PP/HRB/N/0020/2022 Dt. 10.01.2022.
2. This office letter dated 09.02.2022 addressed to Police (Traffic) and DF & RS.
3. Letter No. Tr./License/105/2878/2022 dt.19.02.2022 received from Police (Traffic), Chennai.
4. This office letter dated 28.02.2022 addressed to Commissioner of Police, Tambaram Commissionerate.
5. This office letter even no dt.31.03.2022 addressed to the applicant.
6. Applicant letter received dt.19.04.2022.

For CASA GRANDE CIVIL ENGINEERING PVT LTD

S.N.

Authorised Signatory

7. NOC issued by the DGP/Commissioner of police, Tambaram Police Commissionerate in Letter No. K1/01/43/730/2022, NOC No. 03/2022, Dt. 18.04.2022.
8. NOC issued by the DF&RS in letter No.C1/3043/2022, PP. NOC No. 45/2022 dt. 21.04.2022.
9. This office letter even no dt.17.05.2022 addressed to the applicant.
10. The applicant letter dt.22.06.2022.
11. NOC issued by the AAI for Block No.1 in letter NOC ID: CHEN/SOUTH/B/123121/645861 dt.13.01.2022.
12. NOC issued by the AAI for Block No.2 in letter NOC ID: CHEN/SOUTH/B/123121/645862 dt.13.01.2022.
13. NOC issued by the AAI for Block No.3 in letter NOC ID: CHEN/SOUTH/B/123121/645863 dt.13.01.2022.
14. Amendment NOC from DF&RS in letter no. C1/7811/2022 dt.24.06.2022 issued for the NOC issued in letter No.C1/3043/2022, PP. NOC No. 45/2022 dt. 21.04.2022.
15. Minutes of the 266thMSB panel meeting held on 14.07.2022.
16. This office letter even no dt.27.07.2022 addressed to the applicant.
17. The Applicant letter dt. 03.08.2022.
18. Minutes of the 4th HRB Committee Meeting held on 05.08.2022.
19. The Applicant letter dt. 22.08.2022.
20. Structural design report, stability certificate and structural drawing vetted by S.E, PWD, Planning and Designs Circle (Buildings), Chepauk, Chennai – 5, dt.17.08.2022.
21. GLV taken from Web-site dt. 30.08.2022.
22. This office D.C & other charges demand letter even No. dt.02.09.2022 addressed to the applicant.
23. The applicant letter dt.07.09.2022 enclosing receipt for DC & other charges and Bank Guarantee towards charges for Security Deposit for building along with particulars.
24. Environmental Clearance (EC) issued in letter no. SEIAA-TN/F.No.9021/EC/8(a)/859/2022 dt.22.08.2022.
25. This office letter even no dt.15.09.2022 addressed to SRO, Guduvanchery.
26. The Applicant letter dt. 23.09.2022.
27. (i) OSR area to an extent of 1525.81 sq.m. registered vide gift deed Doc. No. 15712 of 2022 dt. 19.09.2022.
    (ii) Street Alignment area to an extent of 24.85 sq.m registered vide gift deed Doc. No. 15713 of 2022 dt. 19.09.2022.
    (iii) Access road area to an extent of 416.65 sq.m registered vide gift deed Doc. No. 15714 of 2022 dt. 19.09.2022.
    (iv) Existing road area in Patta land to an extent of 683.01 sq.m registered vide gift deed Doc. No. 15715 of 2022 dt. 19.09.2022.

The Planning Permission Application received in the reference 1stcited for the proposed construction of **High Rise** Residential Group development for **Affordable Housing** consisting of 3 Blocks with combined & Extended Basement Floor for Block No. 1, 2 & 3 over & above in **Block**

For CASA GRANDE CIVIL ENGINEERING PVT LTD

Authorised Signatory

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No -1: Still Floor part (Parking) cum Ground Floor Part (Club House use) + 1st Floor (Club House use (incidental activity for residential building)) - Gym, Library, Yoga, Indoor Games, AV Room & Indoor play area) + 2nd Floor to 19th floor with 162 dwelling units; **Block No -2:** Still Floor + 1st Floor to 9th Floor with 54 dwelling units; **Block No – 3:** Still Floor + 1st Floor to 19th Floor + 19th Floor (part) with 601 dwelling units and a Swimming pool at 19th Floor in Block No. 3 **totally 817 dwelling units** abutting Mudichur Road, comprised in S.Nos.293/3B, 293/3C, 293/4A1, 293/4A2A, 293/4A2B, 293/4B, 309/1B2, 309/1C, 309/1G1, 309/1G2, 309/1H1C & 309/1H2 of Mannivakkam village, Vandalur Taluk, Chengalpattu District, within the limits of Kattankulathur Panchayat Union, applied by the **M/s. Casa Grande Civil Engineering Pvt. Ltd.** rep. by its authorised signatory **Thiru. Sumanth Krishna** has been examined and Planning Permission is issued based on the orders of 4th HRB Committee Meeting in the reference 18th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by other Government Agencies in the references 7th, 8th, 11th, to 13th, 14th & 24th cited.

2. The applicant has remitted the following charges vide receipt no. B 0022096, dt. 07.09.2022 furnished in the reference 23rd cited:

i)	Development charges	**Rs.11,10,000/-** (Rupees Eleven Lakhs and Ten Thousand only)
ii)	Balance Scrutiny Fee	**Rs.55,000/-** (Rupees Fifty Five Thousand only)
iii)	Regularisation Charges	**Rs.4,65,000/-** (Rupees Four Lakhs and Sixty Five Thousand only)
iv)	I & A Charges	**Rs.2,44,80,000/-** (Rupees Two Crore and Forty Four Lakhs and Eighty Thousand only)
v)	Security Deposit for Display board	**Rs.10,000/-** (Rupees Ten Thousand only)
vi)	Security Deposit for STP	**Rs.8,40,000/-** (Rupees Eight Lakhs and Forty Thousand only)
vii)	Flag day Contribution	**Rs.500/-** (Rupees Five Hundred only)

3. The applicant has furnished Bank Guarantee vide **Bank Guarantee No. 0350NDDG00002923** dated **06.09.2022** towards **Security Deposit for Building** of **Rs. 1,54,30,000/-** (Rupees One Crore and Fifty Four Lakhs and Thirty Thousand only) given by **ICICI Bank Limited**, TVH Quardrant, No.15/19, Dr.Muthulakshmi Road, Adyar, L.B. Raod, Chennai – 600 020 with Claim expiry date on **05.09.2030 (8 Years)**.

4. The applicant has to comply with all the conditions stipulated in the NOC's issued by the Police (Traffic), DF&RS, AAI and Environmental Clearance. In this regard, the applicant has also furnished an undertaking in the reference 26th cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by Police (Traffic), DF&RS, AAI and Environmental Clearance.

For CASA GRANDE CIVIL ENGINEERING PVT LTD

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Authorised Signatory

5. The Promoter has to submit the necessary sanitary application directly to CMWSSB 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, 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.

Structural drawing vetted by Superintending Engineer, PWD dt.17.08.2022 furnished in the reference 20th 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.

For CASA GRANDE CIVIL ENGINEERING PVT LTD

Authorised Signatory

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 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 atleast 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 Litresper 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.

For CASA GRANDE CIVIL ENGINEERING PVT LTD

Authorised Signatory

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.

17. Two sets of plans for the proposal is approved andnumbered as Planning Permission **No. PP/HRB/38/2022/A to K,** dated **30.09.2022** in **Permit No.14558** are sent herewith. The Planning Permission is valid for the period from **30.09.2022** to **29.09.2030.**

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 Kattankulathur Panchayat Union 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,

30/09/22

for **MEMBER-SECRETARY**

30/09/2022

Encl :

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

Copy To:

1. **M/s. Casa Grande Civil Engineering Pvt. Ltd.,**
   Rep. by its Authorised Signatory **Thiru. Sumanth Krishna.**
   No.111/59, LB Road, Thiruvanmiyur,
   Chennai - 41.
   (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 (S), CMDA, Chennai-8.
   (with one set of approved plans)

3. The Commissioner of Income Tax,
   No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-34.

For CASA GRANDE CIVIL ENGINEERING PVT LTD

Authorised Signatory

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 Commissioner of Police,
Tambaram Commissioner, Semmozhi salai,
Sholinganallur, Chennai – 600 119.

7. The Chief Engineer, TNEB, Chennai-2.

8. The Chairman,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Door No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.
(with one set of approved plans)

9. Thiru. S. Muralidharan,
Council of Arch Registration no. CA/2003/31585
SN Enclave No. 38/5, Flat-A, First Floor,
Vellan Nagar, Valluvar Road,
Arumbakkam, Chennai
Mobile No:9941923555, Email: srishti.dsign@gmail.com.

10. Thiru. Amarnath R.Boraiah
(Structural Engg.,)
CMDA Registration No. SE/GR –I/19/03/017,
17, C-Block, R.V. Nagar, Ashok Nagar,
Chennai – 600 083.
Mobile No:9731303187, Email: amaranth@visda.co.in.

11. DR. Ashok kumar Nagindas Patel
Registered Geotechnical Engineer,
Reg. no. GTE/19/04/025,
No.E2,FTH-03, VGN Minerva, VGN Nagar,
Nolambur, Mogappair,
Chennai-600 095.
Mobile No:984136631, Email: geomines@Gmail.com.

12. Thiru. P.Azhaguraja,
Registered Construction Engineer (RCE),
Reg. no. CE/19/05/254
D-32, Arihant Heirloom Apts.,
Thalambur Main Road, Thalambur,
Chennai-600 130.
Mobile No: 9884646220, Email: azhaguraja5@gmail.co.in

For CASA GRANDE CIVIL ENGINEERING PVT LTD

S.R

Authorised Signatory

ABSTRACT

Floor No	Total Area	Deduction	Space Excluded from FSI	Parking Area	Resi. FSI Area	Comm. FSI	Dwelli units
Combined Basement Floor	10675.57	0.00	176.38	9873.6	625.59	0.00	-
Block - 1	17128.86	1144.31	153.91	519.00	14380.83	930.81	162
Block - 2	3860.17	172.06	36.90	344.51	3306.7	0.00	54
Block - 3	52702.9	3779.94	542.48	3285.40	45095.08	0.00	601
Total	**84367.5**	**5096.31**	**909.67**	**14022.51**	**63408.20**	**930.81**	**817**
Grand Total					**64339.01**		

For CASA GRANDE CIVIL ENGINEERING PVT LTD

Authorised Signatory

Signature of Owner/
Promoter /
Developer of Building

S. MURALIDHARAN
Architects, Town Planners, Engineers
And Project Management
Registered Council of Architecture
No. CA / 2003 / 31585
No: 53A/3, Amarnathy Nagar 3rd East
Cross St., Anumbakkam, Chennai-600 106.

Signature of Architect /
Engineer / Licensed
Surveyor

25/09/22

Signature of
Planning
Authority of
Chennai Metropliotan
Development Authority

20/09/22

For CASA GRANDE CIVIL ENGINEERING PVT LTD

Authorised Signatory

1449

Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 14558 Date of Permit 30/09/2022

PP/HRB/38/2022/A to K

File No CMDA/PP/HRB/N/020/2022

Name of Applicant with Address M/s. Casa Grande Civil Engineering Pvt. Ltd., Rep. by its Authorised Signatory Thiru. Sumanth krishna. No.111/59, LB Road, Thiruvanmiyur, Chennai-600041.

Date of Application ...10.01.2022

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

Site Address .....As per Annexure.....

Division No. .....

.....

Development Charge paid Rs11,10,000/- Challan No B0022096 Date 07.01.2022

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 ...29/09/2030... 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.~~

G.O. (Ms) No. 65, H&UD (UD1) dept, dt. 21.04.2022

30/09/2022

For MEMBER SECRETARY

30/09/22

For CASA GRANDE CIVIL ENGINEERING PVT LTD

S.R.S

Authorised Signatory

அனுப்புநர்

எம்.வெங்கட்ராகவன்,
ஆணையாளர்,
ஊராட்சி ஒன்றியம்,
காட்டாங்கொளத்தூர்.

பெறுநர்

ஊராட்சி மன்றத் தலைவர்,
மண்ணிவாக்கம் ஊராட்சி,
காட்டாங்கொளத்தூர் ஊராட்சி ஒன்றியம்.

465

ந.க.எண்.3218/ 2022/அ4 நாள்.12.10.2022

பொருள் - திட்ட வரைபட அனுமதி - செங்கல்பட்டு மாவட்டம் - வண்டலூர் வட்டம் - காட்டாங்கொளத்தூர் ஊராட்சி ஒன்றியம் - மண்ணிவாக்கம் ஊராட்சி - மண்ணிவாக்கம் கிராமம் - CMDA - Area Plans Unit - **High Rise** Building (North) Division - Planning Permission Application for the Proposed Construction of High Rise Residential Group development for **Affordable Housing** consisting of 3 Blocks with combined & Extended Basement Floor for Block No.1,2 & 3 over & above in **Block No.1:** Stilt Floor part (Parking) cum Ground Floor Part [Club House use) + 1st Floor (Club House use (Incidental activity for residential building)] - Gym, Library, Yoga, Indoor Games, AV Room & Indoor Play area + 2nd Floor to 19th Floor with 162 dwelling units; **Block No-2:** Stilt Floor + 1st Floor to 9th Floor with 54 dwelling units; **Block No - 3:** Stilt Floor + 1st Floor to 18th Floor + 19th Floor (Part) with 601 dwelling units and a Swimming Pool at 19th Floor in Block No.3 **Totally 817 dwelling units** abutting Mudichur Road, Comprised in S.Nos.293/3B, 293/3C, 293/4A1, 293/4A2A, 293/4A2B, 293/4B, 309/1B2, 309/1C,309/1G1, 309/1G2, 309/1H1C & 309/1H2 of Mannivakkam Village - திட்ட வரைபட அனுமதி வழங்கியது - அடுக்குமாடி குடியிருப்புகள் அமைப்பதற்கு பரிந்துரை செய்து அனுப்பி வைத்தல் - சார்ந்து.

பார்வை - உறுப்பினர் செயலர், சென்னை பெருநகர வளர்ச்சி குழுமம், 1, காந்தி இர்வின் சாலை, எழும்பூர், சென்னை - 600 008. அவர்களின் கடித எண்.Letter No.CMDA/PP/HRB/N/0020/2022 நாள்.30.09.2022.

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பார்வையில் காணும் கடிதத்தின் படி, செங்கல்பட்டு மாவட்டம், வண்டலூர் வட்டம், காட்டாங்கொளத்தூர் ஊராட்சி ஒன்றியம், மண்ணிவாக்கம் ஊராட்சி, மண்ணிவாக்கம் கிராமம், CMDA, Area Plans Unit, **High Rise** Building (North) Division, Planning Permission Application for the Proposed Construction of High Rise Residential Group development for **Affordable Housing** consisting of 3 Blocks with combined & Extended Basement Floor for Block No.1,2 & 3 over & above in **Block No.1:** Stilt Floor part (Parking) cum Ground Floor Part [Club House use) + 1st Floor (Club House use (Incidental activity for residential building)] - Gym, Library, Yoga, Indoor Games, AV Room & Indoor Play area + 2nd Floor to 19th Floor with 162 dwelling units; **Block No-2:** Stilt Floor + 1st Floor to 9th Floor with 54 dwelling units; **Block No - 3:** Stilt Floor + 1st Floor to 18th Floor + 19th Floor (Part) with 601 dwelling units and a Swimming Pool at 19th Floor in Block No.3 **Totally 817 dwelling units** abutting Mudichur Road, Comprised in S.Nos.293/3B, 293/3C, 293/4A1, 293/4A2A, 293/4A2B, 293/4B, 309/1B2, 309/1C, 309/1G1, 309/1G2, 309/1H1C & 309/1H2 of Mannivakkam Village, M/s. Casa Grande Civil Engineering Pvt. Ltd., Rep.by its Authorised Signatory Thiru.Sumanth Krishna என்பவருக்கு அடுக்குமாடி குடியிருப்புகள்

For CASA GRANDE CIVIL ENGINEERING PVT LTD

5.12.22

Authorised Signatory

மேற்படி அனுமதி அளிக்கப்பட்ட திட்ட வரைபட அனுமதி வரைப்படங்கள் மற்றும் பர்மிட் அசலாக இத்துடன் இணைத்து அனுப்பி வைக்கப்படுகிறது. மனுதாரர் ஊராட்சிக்கு சேர வேண்டிய அனுமதி கட்டணங்களை செலுத்திய பின்னர், பார்வையில் கண்டுள்ள முதன்மை செயலர் / உறுப்பினர் செயலர் சென்னை பெருநகர வளர்ச்சி குழுமம் அவர்களின் கடிதத்தில் தெரிவிக்கப்பட்டுள்ள நிபந்தனைகளுக்குட்பட்டு அனுமதி வழங்கிடுமாறு கேட்டுக்கொள்ளப்படுகிறது.

இணைப்பு -

1.திட்ட அனுமதி அளிக்கப்பட்ட வரைபடங்கள் (அசலாக)
2.திட்ட அனுமதி பர்மிட்(அசலாக)

ஆணையாளர்,
ஊராட்சி ஒன்றியம்,
காட்டாங்கொளத்தூர்.

நகல்

1.M/s. Casa Grande Civil Engineering Pvt. Ltd.,
Rep.by its Authorised Signatory
Thiru.Sumanth Krishna.
No.111/59, LB Road,
Thiruvanmiyur,
Chennai - 600 041.

9ல.5
12/10/22

2.உறுப்பினர் செயலர், சென்னை பெருநகர வளர்ச்சி குழுமம், சென்னை அவர்களுக்கு தகவலுக்காக பணிந்தனுப்பப்படுகிறது.

For CASA GRANDE CIVIL ENGINEERING PVT LTD

Authorised Signatory

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முன்னிலை: திருமதி. S. கெஜலட்சுமி சண்முகம் அவர்கள்
மண்ணிவாக்கம் ஊராட்சிமன்ற தலைவர்

எண்:

பொருள்: நாள் 23.11.2022

கட்டி வரைபட அனுமதி-காட்டாங்கொளத்தூர் ஊராட்சி ஒன்றியம் மண்ணிவாக்கம் கிராமம், சர்வே எண்- 293/3B, 293/3C, 293/4A1, 293/4A2A, 293/4A2B, 293/4B,309/1B2,309/1C,309/1G1,309/1G2,309/1H1C,309/1H2 ஆகியவற்றில் அடுக்குமாடி குடியிருப்புகள் அமைத்து கட்டிடம் கட்டுவதற்கு அனுமதி வழங்க ஆணை பிறப்பித்தல்.

பார்வை: 1. 21.11.2022 நாளில் M/s. Casa Grade Civil Engineering Pvt, Ltd, அவர்களின் கட்டி வரைபட அனுமதி விண்ணப்பம்.

2. வட்டாரவளர்ச்சி அலுவலர் (வ.ஊ.),காட்டாங்கொளத்தூர், அவர்களின் திட்ட அனுமதி ஆணை எண். 3218/2022/அ4, நாள்: 12.10.2022

3. சென்னை பெருநகரவளர்ச்சி குழுமம் திட்ட அனுமதி எண். CMDA/PP/HRB/N/0020/2022, dated : 30.9.2022

4. ஊராட்சியின் அடுக்குமாடி குடியிருப்பு கட்டிட வரைபட அனுமதி கட்டணம் ரசீது எண்: 14456 நாள் 23.11.2022 தொகை ரு. 10539640/-

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உத்தரவு:

M/s. Casa Grade Civil Engineering Pvt, Ltd, Thiru. Sumanth Krishna, என்பவருக்கு மண்ணிவாக்கம் கிராமம், சர்வே எண்: 293/3B, 293/3C, 293/4A1, 293/4A2A, 293/4A2B, 293/4B, 309/1B2 ,309/1C, 309/1G1,309/1G2, 309/1H1C, 309/1H2, அடுக்குமாடி குடியிருப்புகள் அமைத்து கட்டிடம் கட்டுவதற்கு கீழ்க்கண்ட விதிகளுக்கு உட்பட்டு அனுமதி அளிக்கப்படுகிறது.

இந்த அனுமதியானது 23.11.2022 முதல் 22.11.2030 தேதிவரை செல்லுபடியாகும். அனுமதி கட்டணம் ரு.10539640/- (Rupees One Crore and Five Lakh and Thirty nine thousand and six hundred and forty only) செலுத்தியமைக்கான ரசீது மற்றும் அனுமதி அளிக்கப்பட்டுள்ள வரைபடங்கள் இத்துடன் இணைக்கப்பட்டுள்ளது.

வரையறைகள்

1. கட்டிடத்தில் முன் பக்கத்தில் 5 அடிக்கு குறையாமலும். பிற்பகுதியில் 3 அடிக்கு குறையாமலும் இரு பக்கங்களிலும் 3 அடிக்கு இடைவெளி விடப்பட்டிருத்தல் வேண்டும்.

2. தமிழ்நாடு நகராட்சிகள் சட்டத்திலும். தமிழ்நாடு ஊராட்சி திட்டத்திலும் அரசினால் விதிகளில் ஏற்படுத்தப்பட்டுள்ள எல்லா கட்டுப்பாடுகளுக்கும் உட்பட்டிருத்தல் வேண்டும்.

3. அரசுக்கு சொந்தமான இடங்களிலோ அல்லது விண்ணப்பதாரருக்கு தொடர்பில்லா வேறு இடங்களிலோ கையகப்படுத்துதல் கூடாது.

4. இவ்வனைவில் அனுமதிக்கப்பட்ட காலவரையறைக்குள் அடுக்குமாடி குடியிருப்புகள் கட்டி முடிக்கப் பெறாவிட்டால் அனுமதியை மீண்டும் புதுப்பித்துக் கொள்ள வேண்டியது இன்றியமையாததாகும்.

For CASA GRANDE CIVIL ENGINEERING PVT LTD

Authorised Signatory

5. அனுமதிக்கும் வரைபடத்தில் கூடுதலோ அல்லது மாறுதல் ஏதேனும் செய்து கட்டப்பட வேண்டுமானால் அதற்குரிய திருத்தப்பட்ட வரைபடங்களுடன் ஊராட்சிமன்ற தலைவர் விண்ணப்பம் செய்து ஆணைப்பெற்ற பின்னர்தான் கட்டிடம் கட்டப்பட வேண்டும்.

6. கட்டிடம் கட்ட ஆணை பொய்ப் பதிவுகள் மூலம் பெற்றதாகவோ அல்லது ஏதேனும் கட்டிட விதிகளுக்கு புறம்பாகவோ பெற்றதாயிருந்தாலோ மேற்படி ஆணையை ரத்து செய்ய ஊராட்சிமன்ற தலைவருக்கு உரிமை உண்டு.

7. கட்டடத்திலிருந்து வெளிவரும் கழிவு நீரை விண்ணப்பதாரர் தன் சொந்த இடத்திற்குள்ளேயே நிறுத்தி வைத்து அவைகளை அப்புறப்படுத்தும் வகையில் வடிகால்களும கழிவுநீர் தொட்டிகளும் அமைத்துக் கொள்ள வேண்டும்

8. கட்டிட வேலை முடிந்த பின்போ அல்லது குடியேறிய பின்னரோ 15 நாட்களுக்குள்ளாக ஊராட்சிமன்ற தலைவருக்கு எழுத்து மூலமாக தெரிவிக்க வேண்டும்.

9. சொத்தினை வாங்கவிரும்பும் எந்த நபரும் விண்ணப்பதாரருக்கு சொத்தின் மீதுள்ள உரிமையை தனியாக உறுதிப் படுத்திக்கொள்ள வேண்டும். மேலும் அதன் மேல் வேறுயாரும் தனி நபர் உரிமை கோரினால் அவர்கள் அதனை பொறுத்தமான தகுதியுள்ள நீதிமன்றத்தின் முன் தீர்த்துக்கொள்ளலாம்.

10.கட்டிடம் கட்டுவதை கண்காணிக்கும் பொறுப்பு உள்ளாட்சி மன்றத்திற்கு இருப்பதால் அனுமதி அளிக்கப்பட்டுள்ள வரைபடத்தின் படியே கட்டப்படுகிறதா என்பதை உறுதி செய்ய கட்டிடம் கட்டும் இடத்தில் கட்டிட வரைபட அனுமதி பெற்ற நகல் வைத்திருக்க வேண்டும். ஊராட்சி மன்றம் சம்மந்தப்பட்ட அதிகாரிகள் ஆய்வு செய்யப்படும்போது காண்பிக்கப்பட வேண்டும். ஆய்வின் போது வரைபடத்திற்கு மாறாக கட்டிடம் கட்டப்படுவது கண்டுபிடிக்கப்பட்டால் அதனை உடனே சரிசெய்து அப்புறப்படுத்த வேண்டும்.

ஊராட்சிமன்ற தலைவர்,
மண்ணிவாக்கம் முதல்நிலை ஊராட்சி,
காட்டாங்கொளத்தூர் ஊராட்சி ஒன்றியம்.

பெறுநர்:
M/s. Casa Grade Civil Engineering Pvt, Ltd,
Rep.by its Authorised Signatory,
Thiru. Sumanth Krishna,
No.111/59. LB Road,
Thiruvanmiyur, Chennai- 600 041.

For CASA GRANDE CIVIL ENGINEERING PVT LTD

Authorised Signatory