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Rabaka

From

The Member-Secretary,
Chennai Metropolitan
Development Authority,
No.8, Gandhi-Irwin Road,
Chennai-600 008.

To

B-59

The Commissioner,
Corporation of Chennai,
First Floor, East Wing,
CMDA Building,
Chennai-600 000.

Letter No. **23/21295/99**

Dated: **23.1.2000.**

Sir/Madam.

Sub: CMDA - Planning Permission - Proposed
construction of Stilt + 3 floors Residential
building for 4 Dwelling units at Plot No.93/2,
Door No.12/2, Bank Street, Alagappa Nagar,
R.S.No.91/44, Block No.9, Kilpauk, Chennai-10
- Remittance of D.C. and other charges -
Requested. - Regarding.

- Ref:
1. PPA received in SEC No.555/99, dt.9.8.99.
 2. Revised Plan received in Lr. dt. 29.10.99.
 3. This office Lr. even No. dt. 5.11.99.
 4. Applicant's Lr. dt. 13.12.99.

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The Planning Permission Application/Revised Plan received in the reference cited for the proposed construction of Stilt + 3 floors Residential building for 4 Dwelling units at Plot No.93/2, Door No.12/2, Bank Street, Alagappa Nagar, R.S.No.91/44, Block No.9, Kilpauk, Chennai-10 has been approved subject to the conditions incorporated in the reference 2nd cited.

2. The applicant has accepted to the conditions stipulated by Chennai Metropolitan Development Authority vide in the reference 4th cited and has remitted the necessary charges in Challan No.3166, dt. 13.12.99 including ~~Security~~ Security Deposit for building Rs.40,000/- (Rupees Forty thousand only) and Display Deposit of Rs.10,000/- (Rupees Ten thousand only) in cash.

3. (a) The applicant has furnished a Demand Draft in favour of Managing Director, Chennai Metropolitan Water Supply and Sewerage Board for a sum of Rs.49,000 /- (Rupees ~~Forty~~ nine thousand only) towards Water Supply and Sewerage Infrastructure Improvement charges in his letter dt.

(b) With reference to the sewerage system the promoter has to submit the necessary sanitary application directly to Metro Water and only after due sanction he/she can commence the internal sewer works.

p.t.o.



(c) In respect of water supply, it may be possible for Metro water to extend water supply to a single sump for the above premises for the purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 10 lpcd. In respect of requirements of water for other uses, the promoter has to ensure that he/she can make alternate arrangements. In this case also, the Promoter 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 and septic tanks are hermitically sealed of with properly protected vents to avoid mosquito menace.

4. Two copies/sets of approved plans numbered as Planning Permit No. **B/27206/350/99** dt. **3.1.2000** are sent herewith. The Planning Permit is valid for the period from **03.01.2000 to 02.01.2003**.

5. This approval is not final. The applicant has to approach the Chennai Corporation for issue of building permit under the Local Body Act, only after which the proposed construction can be commenced.

Yours faithfully,

[Signature]
for MEMBER-SECRETARY.

Encl. 1) Two copies/sets of approved plans.

2) Two copies of Planning Permit.

Copy to: 1) **Thiru Premchand Khiyām (POA),
No.12, Bank Street,
Kilpauk, Chennai-600 010.**

2) The Deputy Planner,
Enforcement Cell, CMDA, Chennai-8.
(with one copy of approved plan).

3) The Member,
Appropriate Authority,
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai-600 034.

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

sanction. Construction done in deviation is liable to be demolished.

- ii) In cases of Special Buildings, Group Developments, a professionally qualified Architect Registered with Council of Architects or Class-I Licensed Surveyor shall be associated with the construction work till it is completed. Their names/ address and consent letters should be furnished.
- iii) A report to writing shall be sent to Chennai Metropolitan Development Authority by the Architect/Class-I Licensed Surveyor who supervises the construction just before the commencement of the erection of the building as per the sanctioned plan similar report shall be sent to CMDA when the building has reached upto plinth level and thereafter every three months at various stages of the construction/development certifying that the work so far completed is in accordance with the approved plan. The Licensed Surveyor and Architect shall inform this Authority immediately if the contract between him/them and the owner/developer has been cancelled or the construction is carried out in deviation to the approved plan.
- iv) The owner shall inform Chennai Metropolitan Development Authority of any change of the Licensed Surveyor/Architect. The newly appointed Licensed Surveyor/Architect shall also confirm to CMDA that he has agreed for supervising the work under reference and intimate the stage of construction at which he has taken over. No construction shall be carried on during the period intervening between exit of the previous Architect/Licensed Surveyor and entry of the new appointee.
- v) While the applicant makes application for service connection such as Electricity, Water Supply, Sewerage he should enclose a copy of the Completion Certificate issued by CMDA along with his application to the concerned Department/Board/ Agency.
- vi) On completion of the construction the applicant shall intimate CMDA and shall not occupy the building or permit it to be occupied until a completion certificate is obtained from CMDA.
- vii) When the site under reference is transferred by way of sale/lease or any other means to any person before completion of the construction, the party shall inform CMDA of such transaction, and also the name and address of the persons to whom the site is transferred immediately after such transaction and shall bind the purchaser to those conditions to the planning permission.

- viii) In the Open space within the site, trees should be planted and the existing trees preserved to the extent possible.
- ix) If there is any false statement, suppression or any misrepresentations of facts in the application, planning permission will be liable for cancellation and the development made, if any will be treated as unauthorised.
- x) The new building should have mosquito proof over head tanks and wells.
- xi) The sanction will be void abinitio, if the conditions mentioned above are not complied with.
- xii) Rain water conservation measures notified by CMDA should be adhered to strictly.
 - a) Undertaking (in the format prescribed in Annexure-XIV to DCR, a copy of it enclosed) in Rs.10/- Stamp paper duly executed by all the land owner, GPA holders, builders and promoters separately. The undertakings shall be duly attested by a Notary Public.
 - b) Details of the proposed development duly filled in the format enclosed for display at the site in cases of Special Buildings and Group Developments.

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5. You are also requested to furnish Demand Draft drawn in favour of Managing Director, Chennai Metropolitan Water Supply and Sewerage Board, Chennai-2 for a sum of Rs.49,000/- (Rupees Forty nine thousand only) towards Water Supply and Sewerage Infrastructure Improvement charges.

p.t.o.

Letter No. CMDA/83/21295/99

Dated: 5.11.99

6. The issue of Planning Permission depend on the compliance/fulfilment of the conditions/payments stated above. The acceptance by the Authority of the pre-payment of the Development charge and other charges etc. shall not entitle the person to the planning permission but only refund of the Development charge and other charges (excluding Scrutiny Fee) in case of refusal of the permission for non-compliance of these conditions stated above or any of the provisions of DCR, which has to be complied before getting the planning permission or any other person provided the construction is not commenced and claim for refund is made by the applicant.

Yours faithfully,

[Signature]
for MEMBER-SECRETARY.

Encl. Copy of Display Format.

Copy to: 1) The Senior Accounts Officer,
Accounts (Main) Division,
CMDA, Chennai-600 008.

2) The Commissioner,
Corporation of Chennai,
CMDA, Chennai-600 008.

SG.9/11.