

BY REGD. POST ACK. DUE

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



To
Thiru S.N.S. ~~Raghavan~~ Raghavan
No. 41C, Beach Road,
Kalakshetra colony
Chennai - 90.

Letter No. B, /1362/ 2000
Sir/Madam,

Dated: 15.2.2000

Sub: Chennai Metropolitan Development
Authority - Area Plans Unit - Planning
Permission for the proposed construction of
SPF + 4F Residential building with 10 D.U at
Door No. 41C, Beach Road, Kalakshetra Colony
Besant Nagar, Chennai - 90, T.S.No. 55, Block No. 56
Thiruvaniyur village
Ref: 1. PPA received in SBC No. 47/2000 dt 12.1.2000.
2. Your ~~report~~ report dt 7.4.2000.

15/2
DESPATCHED

The Planning Permission Application and Revised Plan received in the reference ~~is~~ mentioned cited for the proposed construction of SPF + 4F Residential building with 10 D.U at Door No. 41C Beach Road, Kalakshetra Colony, Besant Nagar, Chennai - 90 T.S.No. 55, Block No. 56, Thiruvaniyur village

is under scrutiny. To process the application further, you are requested to remit the following by ~~four~~ separate Demand Draft of a Nationalised Bank in Chennai City drawn in favour of Member-Secretary, CMDA, Chennai -8, at Cash Counter (between 10 AM & 4 PM) in CMDA and produce the duplicate receipt to the Area Plans Unit, 'B' Channel in CMDA.

- i) Development charges for land and building under Sec.59 of T&CP Act 1971 : Rs. 19700/- (~~Rs. 19700/-~~ / Rs. Nineteen Thousand and Seven hundred only)
- ii) Scrutiny Fee : Rs. 800/- (Rupees Eight hundred only)
- iii) Regularisation charges : Rs. —

Income tax receipt copy
2/2/2000
for 4 months 00.
4/2/2000
Sri
S. S. S. S.

- iv) Open Space Reservation Charges : Rs. —
(i.e. equivalent land cost in lieu of the space to be reserved and handed over as per DCR 19(b)I(VI)19(b)-II(vi)/17(a)-9)
- v) Security Deposit (for the proposed development) : Rs. 80,000 (Rupees eighty thousand only)
- vi) Security Deposit (for septic tank with upflow filter) : Rs. —
- vii) Security Deposit (for display board) : Rs. 10,000 (Rupees Ten thousand only)

NOTE:

i) Security Deposits are refundable amount without interest on claim, after issue of completion certificate by CMDA. If there is any deviation/violation/change of use of any part or whole of the building/site to the proved plan Security Deposit will be forfeited.

ii) Security Deposit for Display Board is refundable when the Display Board as prescribed in the format is put up in the site under reference. In case of default security deposit will be forfeited and action will be taken to put up the Display Board.

iii) In the event of the Security Deposit is not claimed within a period of 5 years from the date of remittance, the security deposit will be forfeited without any further notice.

2. Payments received after 30 days from the date of issue of this letter attracts interest at the rate of 12% per annum (i.e. 1% per month) for every completed month from the date of issue of this letter. This amount of interest shall be remitted along with the charges due (however no interest is collectable for Security Deposits).

3. The papers would be returned unapproved if the payment is not made within 60 days from the date of issue of this letter.

4. You are also requested to comply the following:

a) Furnish the letter of your acceptance for the following conditions stipulated by virtue of provisions available under DCR 2(b) II:-

- i) The construction shall be undertaken as per sanctioned plan only and no deviation from the plans should be made without prior 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/addressess and consent letters should be furnished.

iii) A report in writing shall be sent to CMDA 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 CMDA 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 the exit of the previous Architect/Licensed Surveyor and entry of the new appointee.

v) 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.

vi) While the applicant makes application for service connection such as Electricity, Water Supply, Sewerage he/she should enclose a copy of the completion certificate issued by CMDA along with his application to the concerned Department/Board/Agency.

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 mis-representations of facts in the application, planning permission will be liable for a 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:

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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 owners, 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.

5. You are also requested to furnish a Demand Draft drawn in favour of Managing Director, Chennai Metropolitan Water Supply and Sewerage Board, Chennai-2 for a sum of Rs. 1,01,500 (Rupees one lakh, one thousand and five hundred only) towards Water Supply and Sewerage Infrastructure Improvement Charges.

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 the 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.

7. You are also requested to furnish the following particulars:
Yours faithfully,

(*)

[Signature]
for MEMBER-SECRETARY.

Encl: Copy of Display Format.

Copy to: 1. The Senior Accounts Officer,
Accounts (Main) Division,
CMDA, Chennai-000 008.

M
9/5/2009
[Signature]
8/5/2009

2. The Commissioner,
Corporation of Chennai,
Rippon Buildings,
Chennai-600 003.

3. ~~The Commissioner/Executive Officer,~~

~~Town Panchayat/Municipality/
Panchayat Union.~~

- (*) 1. Revised Plan showing the correct layout of the Right Plan.
- 2. Attested copy of the approved demolition plan for the existing building at the site etc.

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WITHIN CHENNAI CITY

From
THE MEMBER-SECRETARY
Chennai Metropolitan
Development Authority
No.8, Gandhi Irwin Road
CHENNAI-600 008.



To,
The Commissioner,
Corporation of Chennai,
Chennai - 600 003.

Letter No. B.1/1362/2000

Dated: 1/05/2000

Sir,

Sub: CMDA - Planning Permission - proposed construction of Stilt + 4 Floor residential buildings with 10 D.O at T.S.No. 55, Block No. 56 of Thiruvanniyar village in Door No. 41C, Beach Road, Kalakshetra Colony, Besant Nagar, Chennai - 90. - Approved - Rq.

Ref: 1. PPA received on 12.01.2000 vide SBC.No. 47/2000
2. This office letter even No. dt. 05.05.2000.
3. The revised plan received from the applicant on 09.05.2000.
4. The applicant letter *** dt. NIL received on 09.05.2000.

1. The Planning Permission Application ~~A~~ Revised Plan received in the reference 1st & 3rd cited for the construction / development of Stilt + 4 Floor residential buildings with 10 D.O, ^{Block no. 56 of Thiruvanniyar} at Door No. 41C, Beach Road, Kalakshetra Colony, Besant Nagar, Chennai - 90 has been approved subject to the conditions incorporated in the reference. ~~and cited.~~

2. The applicant has accepted to the conditions stipulated by CMDA vide in the reference 4th cited and has remitted the necessary charges in Challan No. 5829 Dt. 08.05.2000 including S.D. for building Rs. 80,000/- (Rupees Eighty thousand only) and S.D. (for display board) of Rs. 10,000/- (Rupees ten thousand only) and D.D. of Rs. _____ (Rupees _____ only) in Cash, and /

furnished Bank Guarantee No. _____ Dt. _____ from _____ Bank _____ Chennai for S.D. for building Rs. _____ (Rupees _____ only) as ordered in

the W.P.No. _____ dt. _____ This Bank Guarantee is valid till _____

3. a) The applicant has furnished a Demand Draft in favour of M.D., CMWSSB, for a sum of Rs. 1,01,500/- (Rupees one lakh one thousand and five hundred only) towards Water supply and Sewerage Infrastructure Improvement charges in his letter dt. NIL received on 09.05.2000

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.

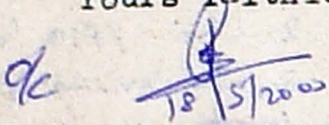
c) In respect of water supply, it may be possible for Metro water to extend water supply to a single sump for the above premises for the purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 10 lpcd. In respect of requirements of water for other uses, the promoter 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 walls, 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/CP-806/131 (A&B)/2000 dt. 18/05/2000 are sent herewith. The Planning Permit is valid for the period from 18/05/2000 to 17/05/2003.

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,


for MEMBER-SECRETARY.

- Encl: 1. Two ~~copies~~ / sets of approved plans.
2. Two copies of Planning Permit.

- Copy to:
- 1) J. S. N. S. Raghavan,
No. 410, Beach Road,
Kalakshetra Colony,
Besant Nagar, Chennai-90
 - 2) The Deputy Planner
CMDA / Enforcement Cell (South)
Chennai-8 (With one copy of approved plan).
 - 3) The Member
Appropriate Authority
No. 108, Mahatma Gandhi Road
Nungambakkam
Chennai-34.
 - 4) The Commissioner of Income-Tax
No. 168, Mahatma Gandhi Road
Nungambakkam
Chennai-600 108.