

WITHIN CHENNAI CITY:

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

To: The Commissioner,
Corporation of Chennai,
@ C.M.D.A.,
Chennai-600 008.

Letter No.B1/9085/2000, Dated: 28.09.2000.

Sir,

Sub: CMDA - Area Plans Unit - Planning Permission -
Revision of earlier approval for construction
of Ground Floor + Mezzanine Floor + First Floor
Departmental store and Stilt parking floor + 4
Floor residential building with 24 dwelling
units at Door No.15 & 16, Dr. Nair Road, T.S.
No.4928/1 & 2 and 4931, Block No.115, T.Nagar,
Chennai - Approved.

- Ref: 1. PPA received in SBC.No.276/2000,
dated 30.03.2000.
2. This office Lr. even No. dt. 25.08.2000.
3. Applicant's letter dated 06.09.2000.
4. This office Lr. No. B1/3172/99.

The Planning Permission Application and Revised Plan received in the reference 1st & 3rd cited for the revision of earlier approval for construction of Ground Floor + Mezzanine Floor + First Floor Departmental store and Stilt parking floor + 4 Floor residential building with 24 dwelling units at Door No. 15 & 16, Dr. Nair Road, T.S.No.4928/1 & 2, and 4931, Old No.115, T.Nagar, Chennai has been approved subject to the conditions incorporated in the reference 2nd cited.

2. The applicant has accepted to the conditions stipulated by CMDA vide in the reference 3rd cited and has remitted the necessary charges in Challan Nos.555 & 109478, dated 06.09.2000 and 16.06.1999 including Security Deposit for building Rs.2,41,000/- (Rupees two lakhs forty one thousand only) and Security Deposit for Display Board of Rs.10,000/- (Rupees ten thousand only) in receipt No.109478, dated 16.06.99 in cash.

3. The applicant has furnished a Demand Draft in favour of Managing Director, CMWSSB, for a sum of Rs.2,90,600/- (Rupees two lakhs ninety thousand and six hundred only) earlier which was already handed over to CMWSSB in the reference 4th cited and now for the additional extent the applicant has furnished Demand Draft in favour of Managing Director, CMWSSB for a sum of Rs.15,800/- (Rupees fifteen thousand and eight hundred only) towards Water Supply and Sewerage Infrastructure Improvement charges in his letter dated 06.09.2000.

a) 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 can commence the internal sewer works.

b) 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 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 off with properly protected vents to avoid mosquito menace.

4. Two sets of approved plans numbered as Planning Permit No.B/SPL.BUILG/318 A to D/2000, Dated 28.09.2000 are sent herewith. The planning Permit is valid for the period from 28.09.2000 to 27.09.2003.

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,

C. R. Umapathy
29/9/2000

for MEMBER-SECRETARY.

29/9/00

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

Copy to: 1. Thiru Navratan Lunawath,
G.P.A.,
No.8, Sir Ramasamy Street,
Vepery, Chennai-600 007.

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-34.

4. The Commissioner of Income-Tax,
No.168, Mahatma Gandhi Road,
Nungambakkam, Chennai-600 034.

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(a) 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 can commence the internal sewer works.

(b) In respect of water supply, it may be possible for metro water to extend water supply to a single stand for the above purposes for the purpose of drinking and cooking only and confined to 2 persons per dwelling at the rate of 10 lpcd.

BY REGISTERED POST WITH ACK. DUE

From

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

To

Thiru. Navaratan Lunawath,
GPA for M/s. Devi Filma
(P) Limited,
No.8, Sir Ramasamy Street,
Vepery, Chennai-600 007.

Letter No.B 1/9085/2000

Dated: 25-08-2000

Sir/Madam,

Sub: CMDA - Area Plans Unit - Planning Permis-
sion - Revision of earlier approval for
construction of GF+MF+FF Departmental Store+
Stilt Parking Floor+4 floors residential
building with 24 dwelling units at Door No.
15 & 16, Dr. Nair Road, T.S.No.4928/1&2,
4931 Block No.115, T. Nagar, Chennai -
Remittance of charges - Requested - Reg.

Ref: PPA received in SBC No.276/2000, dated
30-03-2000.

-111-

The Planning Permission Application received in the
reference cited for revision of earlier approval ~~plan~~ for const-
ruction of GF+MF+FF Departmental Store+Stilt parking floor+4 floors
residential building with 24 dwellings ~~atx~~ unit at Door No.15 & 16
Dr. Nair Road, T.S.No.4928/1&2 and 4931, Block No.115, T. Nagar,
Chennai is under scrutiny.

To process the application further, you are requested to remit
the following by ^{two} Separate Demand Draft of a Nationalised
Bank in Chennai City drawn in favour of Member Secretary, Chennai
Metropolitan Development Authority, Chennai -8, at Cash counter
(between 10.00 A.M. and 4.00 P.M.) in CMDA and produce the
duplicate receipt to the Area Plans Unit, 'B' Chennai in CMDA.

- i) Development charges for : ---
land and building under
Sec.59 of T&CP Act, 1971
- ii) Scrutiny Fee : Rs.5200/-
(Rupees five thousand two
hundred only)



p.t.o.

- iii) Regularisation charges : Rs. ---
- iv) Open Space Reservation charges (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) : Rs. ---
- v) Security Deposit (for the proposed development) : Rs. **13,000/-**
(Rupees thirteen thousand only)
- vi) Security Deposit (for septic tank with upflow filter) : Rs. ---
- vii) Security Deposit (for Display Board) : Rs. ---

NOTE:

- i) Security Deposits are refundable amount without interest on claim, after issue of completion certificate by CIDA. If there is any deviation/violation/change of use of any part or whole of the building/site to the approved 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 unclaim of the Security Deposit for a period of more than 5 years, it is presumed that the applicant may not have any right to claim the same and the amount would be forefeited.

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/addresses and consent letters should be furnished.
 - iii) A report in writing shall be sent to CIDDA 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 CIDDA 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 CIDDA of any change of the Licensed Surveyor/Architect. The newly appointed Licensed Surveyor/Architect shall also confirm to CIDDA 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 CIDDA and shall not occupy the building or permit it to be occupied until a completion certificate is obtained from CIDDA.
 - 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 CIDDA 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 CIDDA 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 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 ab initio, 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 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.15,800/- (Rupees fifteen thousand eight hundred only) towards water supply and sewerage infrastructure improvement charges.

6. You are also requested to furnish 5 sets of revised plan restricting Floor Space Index to maximum 1.50 satisfying Development Control Rules.

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7. 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.

Yours faithfully,

C.R. Unnikrishnan
4/9/2000

for MEMBER SECRETARY

Encl: Copy of Display format

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

~~XXXXXXXXXXXXXXXXXXXX~~

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

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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.

Yours faithfully,

for MEMBER SECRETARY

Encl: Copy of Display form/t

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

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.