

From

The Member-Secretary,
Chennai Metropolitan
Development Authority,
8, Gandhi-Irwin Road,
Egmore, Chennai-600 008.

To

The Executive Officer,
Ullagaram Puzhuthivakkam
Town Panchayat,
Ullagaram, Chennai,

Letter No. B2/24394/2000, Dated: 01.12.2000.

Sir,

Sub: CMDA - APU - Planning Permission -
Proposed construction of Basement
Floor (Part) + Ground Floor + 3 floors
residential building with 36 dwelling
units at S.No.94/1B2A of Madipakkam
village abutting Madipakkam velachery
Road, Madipakkam, Chennai - Approved -
Reg.

Ref: 1. PPA received in SBC No.471/2000,
dated 24.5.2000.
2. This Office letter even No.
dated 8.9.2000.
3. The revised Plan received
on 12.11.2000.
4. The applicant's letter dated
13.11.2000.

The Planning Permission Application and Revised Plan received in the reference 1st and 3rd cited for the construction of Basement Floor (part) + Ground Floor + 3 floors residential building with 36 dwelling units at S.No.94/1B2A2 of Madipakkam village abutting Madipakkam-Velachery Road, Madipakkam, 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 4th cited and has remitted the ~~xxx~~ necessary charges in Challan No.8996 dated 13.11.2000 including Security Deposit for building Rs.162900/- (Rupees one lakh sixty two thousand and nine hundred only) Security Deposit for Septic Tank with Upflow filter Rs.36,000/- (Rupees thirty six thousand only) and Security Deposit (for display board) of Rs.10,000/- (Rupees ten thousand only) in cash.

3. The Local Body is requested to ensure water supply and Sewerage disposal facility for the proposal before issuing Building permit.

4. Two sets of approved plans numbered as Planning Permit No.B/SPL.BLDG/412(A to C) /2000 dated 1.12.2000 are sent herewith. The Planning permit is valid for the period from 1.12.2000 to 30.11.2003.

(p.t.o)

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

Yours faithfully,

[Handwritten Signature]
5/12/20

for MEMBER-SECRETARY.

Encl: Two set of approved plans.
Two copies of Planning permit.

- Copy to:
1. Thiru R. Srirama (POA),
Koashyap Foundations Ltd.,
No.58, Thirumalai Road,
T. Nagar, Chennai-17.
 2. The Deputy Planner,
Enforcement Cell, (SOUTH),
CMDA (with one set of approved plans).
 3. The Member,
Appropriate Authority,
108, Mahatma Gandhi Road,
Nungambakkam, Chennai-34.
 4. The Commissioner of Income Tax,
108, Mahatma Gandhi Road,
Nungambakkam, Chennai-34.

cp/4/12.

BY REGISTERED POST WITH ACK. DUE

From

The Member Secretary,
Chennai Metropolitan
Development Authority,
No.8, Gandhi Irwin Road,
CHENNAI -500 008

To

Thiru R. Sriram,
Kaashyap Foundations Limited,
58, Thirumalai Road,
T.Nagar,
Chennai-17.

Letter No.B **2/24394/2000**

Dated: 8.9.2000.

Sir/Madam,

Sub: CMDA -Area plans unit - Planning
Permission - Proposed construction
of Basement floor (Part) + Ground
+ 3floors residential building with 36
dwelling units at S.Nos.94/1B2A2 of
Madipakkam village abutting Madipakkam-
Velachery Road, Madipakkam, Chennai
- Remittance of D.C. & other charges -
Requested - Reg.

Ref: PPA received in SBC No.471/2000, dt.
24.5.2000.

The Planning Permission Application received in the
reference above cited for the proposed construction of Basement
floor (Part) + Ground + 3floors residential building with 36
Dwelling units at S.Nos. 94/1B2A2 of Madipakkam village abutting
Madipakkam-Velachery Road, Madipakkam, Chennai is under scrutiny.



To process the applicant 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, 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 | : | Rs. 40,700/-
(Rs. Forty thousand and
seven hundred only) |
| ii) Scrutiny Fee | : | Rs. - |

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. 1,62,900/- (Rs. One Lakh sixty two thousand and nine hundred only)
- vi) Security Deposit (for septic tank with upflow filter) : Rs. 36,000/- (Rs. Thirty six thousand only)
- vii) Security Deposit (for Display Board) : Rs. 10,000/- (Rs. Ten thousand only)

- 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 CIDA 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 CIDA 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 CIDA of any change of the Licensed Surveyor/Architect. The newly appointed Licensed Surveyor/Architect shall also confirm to CIDA 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 CIDA and shall not occupy the building or permit it to be occupied until a completion certificate is obtained from CIDA.
 - 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 CIDA 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 CIDA 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 the following particulars:

- a) 5 copies of revised site plan showing the boundary measurements as per Field Measurement Book sketch and as per site condition and distinguishing the difference by hatching and showing the actual set back available at the site under reference, as per the site condition, from the minimum dimension line.
- b) Revised plan showing the cross section cutting line in the basement floor.
- c) Design calculation for the proposed septic tank with upflow filter.
- d) Revised site plan showing the location of existing shed, used as site office correctly.
- e) Copy of unregistered gift deed document executed on 13.6.1973 in favour of Tmt. D. Rangamani, duly attested by a Notary Public.

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.

Yours faithfully,

Srinivasan
11/9/2000

for MEMBER SECRETARY

MUD
11/9/00

Encl: Copy of Display format

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

2. The Commissioner,
St. Thomas Mount Panchayat
Union at Chitlapakkam,
Chennai.

kk/11/9