

OUTSIDE CHENNAI CITY

From

THE MEMBER-SECRETARY  
Chennai Metropolitan  
Development Authority  
8, Gandhi-Irwin Road  
Egmore, CHENNAI-600 008

To

The Executive Officer,  
Valasaravakkam Town  
Panchayat,  
Valasaravakkam  
Chennai.

Letter No. B2/29021/2000

Dated: 10/3/2001

Sir,

Sub: CMDA - APU - Planning Permission - proposed construction  
of SHIT+4F (part) cum G/F+M/F+3F (part) shops cum office  
building at S.No. 83 Pt. & 84 Pt. of Valasaravakkam  
village abutting Arcot Road, Devi Karumariamman  
Magal, Valasaravakkam, Chennai - 84. - Approved - Reg.

- Ref: 1. PPA received in SEC No. R.C.No. 117/2000 dt. 21.04.2000  
forwarded by the Executive Officer, Valasaravakkam T.P.
2. This Officer's letter even No. dt. 20.12.2000.
3. The revised plan received on 22.01.2001.
4. The applicant's letter dt. 22.01.2001.

1. The Planning Permission Application & Revised Plan  
received in the reference 1st & 3rd cited for the construction of  
development at SHIT+4F (part) cum G/F+M/F+3F (part)  
commercial building (shops & offices) at S.No. 83 Pt. & 84 Pt. of  
Valasaravakkam village abutting Arcot Road, Valasaravakkam, 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  
necessary charges in Challan No. A 8184 dt. 22.01.2001 in-  
cluding S.D. for building Rs. 3,44,000/- (Rupees three lacs and  
fourty four thousand only), S.D. for Septic Tank with  
Upflow filter Rs. 1,14,000/- (Rupees one lach and fourteen thousand only  
and S.D. for Display Board) only and D.D. of Rs. 10,000 (Rupees  
Ten thousand) only in Cash and furnished Bank  
Guarantee No. \_\_\_\_\_ dt. \_\_\_\_\_ from  
Bank \_\_\_\_\_ Chennai for S.D. for building Rs.  
(Rupees  
only) S.D. for Septic Tank with Upflow filter  
of Rs. \_\_\_\_\_ (Rupees  
only) and D.D. of Rs. \_\_\_\_\_ (Rupees  
only) as ordered in  
the W.P. No. \_\_\_\_\_ dt. \_\_\_\_\_ This Bank Guarantee is  
valid till \_\_\_\_\_.

3. The Local Body is requested to ensure Water Supply and  
Sewerage disposal facility for the proposal before issuing  
Building Permit.

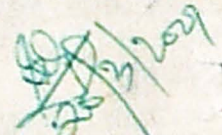
4. Two copies / sets of approved plans numbered as Planning  
Permit No. E/SPL/BLDG/94(A+G)/2001 dt. 10/3/2001 are sent  
herewith. The Planning Permit is valid for the period from  
10/3/2001 to 10/3/2004.

456/21/3

DESPATCHED  
10/3/2001

5. This approval is not final. The applicant has to approach the Municipality / Panchayat Union / Town Panchayat / Township 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~~/set of approved plans.  
2. Two copies of Planning Permit.

Copy to:

1. SHIRU K. Ravi (POA),  
No. 33, Arcot Road,  
Kodambakkam, Chennai - 24.
2. The Deputy Planner  
Enforcement Cell, CMDA  
Chennai-8 (Central).  
(with one copy of approved plan)
3. The Member  
Appropriate Authority  
108, Mahatma Gandhi Road  
Nungambakkam, Chennai-34
4. The Commissioner of Income-Tax  
No. 108, Mahatma Gandhi Road  
Nungambakkam, Chennai-34.
- 5.

  
15/03/2001

  
19/3/2001

BY REGD. POST ACK. DUE

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

To

Jayro K. Ravi,  
No. 38, Arcot Road,  
Kodambakkam, Chennai-24.

Letter No. B2/29021/2000

Dated: 10/10/2000

Sir/Madam,

Sub: Chennai Metropolitan Development  
Authority - Area Plans Unit - Planning  
Permission - proposed construction of 1st cum G/F +  
MF+3F commercial building (shops cum office)  
at S.No. 83pt & 84pt of Valasaravakkam Village,  
Devi Karumariamman Nagar abutting Arcot Road,  
Valasaravakkam, Chennai-87 - Remittance of DC  
Ref: ~~1. PPA received in SEC No.~~ and other charges - request

- ↳ (1) PPA received in SEC No. 604/2000 on 03.07.00  
(2) JK's office letter even No. dt. 22.09.00  
(3) your letter dt. 02.10.2000

The Planning Permission Application and Revised Plan received in the reference 1st cited for the proposed construction of 1st cum G/F + MF+3F floor shops cum office building at S.No. 83pt & 84pt of Valasaravakkam Village @ Devi Karumariamman Nagar abutting Arcot Road, Valasaravakkam, Chennai-87 is under scrutiny. To process the application further, you are requested to remit the following by seven 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 - one lakh forty one thousand and ~~four~~ <sup>six</sup> hundred only : Rs. 1,41,600/- (Rupees)
- ii) Scrutiny Fee : Rs. 6,200/- (Rupees - six thousand and two hundred only)
- iii) Regularisation charges : Rs. 2,16,000/-

Rupees two lakh and sixteen thousand only

- iv) Open Space Reservation Charges : Rs. 11,65,000/-  
(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) (Rupees eleven lacs and sixty five thousand only)
- v) Security Deposit (for the proposed development) : Rs. 3,44,000/- (Rupees - three lacs and forty four thousand only)
- vi) Security Deposit (for septic tank with upflow filter) : Rs. 1,14,000/- (Rupees - one lakh and fourteen thousand only)
- 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 shall 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 after 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 newly appointed.
- 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:

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.

(Rupees

towards Water Supply and Sewerage Infrastructure Improvement Charges.

5) 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.

(6) (see in next page)  
(para 6 (a) to (k) in page 5.

Yours faithfully,

*[Signature]*  
11/12/2011

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  
Ripon Buildings  
CHENNAI-600 003

3. The Commissioner /  
Executive Officer,

Valasaravakkam Town Panchayat,  
Valasaravakkam, Chennai - 67.

Town Panchayat Municipality /  
Panchayat Union.

*[Signature]*  
15/11/2011  
*[Signature]*  
11/12/2011  
*[Signature]*  
15/11/2011  
*[Signature]*  
11/12/2011

Contd in page 5.