

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
Rippon Building
Chennai - 600 008

Letter No. B2/5256/2000

Dated: 8-2000

Sir,

Sub: CMDA - Planning Permission - 3R proposed construction of stilt + 4F (12 d.u) residential building at T.S. No 1611, Block No. 50, Egmore - Door No 144 Marshall road, Egmore, Chennai - 8 approved - Reg.

- Ref: 1. PPA received on in BCC No 175/2000 dt 28.2.2000
 2. T.O. letter even No dt 16.05.2000 & 18.07.2000
 3. Your R.P. received dt 3.8.2000
 4. Your condition acceptance letter dt (Nil) 23.5.2000

DESPATCHED
19/2000

1. The Planning Permission Application / Revised Plan received in the reference 1st & 3rd cited for the construction / ~~development~~ at stilt + 4F (12 d.u) residential building at T.S. No. 1611, Block No 50 Egmore Door No: 144, Marshall road, Egmore, Chennai - 8 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. 6083 Dt. 23.5.2000 including S.D. for building Rs. 76700/- (Rupees Seventy six thousand and seven hundred only)

Rs. 10,000/- (Rupees Ten thousand only) ~~only~~ and D.D. of

~~only~~ in Cash and ~~only~~ 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. 95600 & Rs 900 (Rupees Ninety five thousand and six hundred & Rupees nine hundred only) ~~only~~ towards

Water supply and Sewerage Infrastructure Improvement charges in his letter dt. 23.05.2000.

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

B2

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 copies / ~~sets~~ of approved plans numbered as Planning Permit No. B/3PL.BLD/259/2000 dt. 8-2000 are sent herewith. The Planning Permit is valid for the period from 9-2000 to 9-2003

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. K. Harshavardhan Reddy & others*
c/o Srinivasa Enterprises
new no 39, old no 74, Bayzillah Road
T. Nagar, Chennai-600 017.

2) The Deputy Planner
CMDA / Enforcement Cell
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.

BY REGD. POST ACK. DUE

From

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

To

Mr. K. Harshavardhan Reddy & others
c/o Sainivasa Enterprises
New No 38, Old No 74, Bayyallah Rd
T. Nagar, Chennai-600 017



Letter No. B2/5256/00
Sir/Madam,

Dated: 5.2.2000

Sub: Chennai Metropolitan Development
Authority - Area Plans Unit - Planning
Permission - proposed construction of
residential building stilt + 4 floors of
(12d.Us) at T.S.No 1611, Block No.50, Egmore.
Remittance of D.C & other - Reg.

Ref: 1. PPA received in SBC No. 175/2000
dt 28.2.2000.

13/29/5
DESPATCHED

The Planning Permission Application and Revised Plan received in the reference 1st cited for the proposed construction of stilt + 4 floors residential building (12d.Us) at T.S.No 1611, Block No.50 Egmore,

is under scrutiny. To process the application further, you are requested to remit the following by 4 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.

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| i) Development charges for land and building under Sec.59 of T&CP Act 1971 | : Rs. 18600/-
(Rupees eighteen thousand and six hundred only) |
| ii) Scrutiny Fee | : Rs. 1500/-
(Rupees one thousand and five hundred only) |
| iii) Regularisation charges | : Rs. - hundred only |

- 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. 76,700/-
(Rupees Seventy six thousand seven hundred 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 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 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 acts 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:

7 (Contd)

- ⑤ The proposal ^{Rep Satisfying} violates the turning radius ~~for~~ ... 4 ^{requirements of DR}
- ⑥ The parking at one column in southern side.
- ⑦ Proposal also violates SS B requirement on southern side. ^{Satisfying}
- ⑧ Area statement given in the plan is not correctly by floor use.
- ⑨ Section AB elevation do not tally with the detailed plan.