

From

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

- 1 -

To

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

Letter No. 83/2542/2000

Dated: 17-11-2000

Sir,

Subject: CMDA - Planning permission for the  
Construction of part Ground + 3 floors  
and part still + 4 floor residential  
building with 7 dwellings at Plot No.  
3056, 15th Main Road, A.S. Nagar Scheme  
of MDU - S.No.207 of T.S.No.03, Block  
No.20 of Thirumangalam village - Approved  
Regarding.

- Ref: 1. P/A received in EC.No.76/2000, dated  
27-1-2000  
2. This office order No. 61,72-5-2000  
3. Your Lr.No.111, dt.29-5-2000

The Planning Permission Application/Revised plan  
received in the reference first cited for the construction of  
part Ground + 3 floor and part still + 4 floor residential  
building with 7 dwellings at Plot No.3056, 15th Main Road,  
A.S. Nagar Scheme of Tamil Nadu Housing Board, S.No.207 of  
T.S.No.03, Block No.20 of Thirumangalam village has been  
approved subject to the conditions incorporated in the reference  
second cited.

The applicant has accepted to the conditions stipu-  
lated by CMDA vide in the reference third cited and has realized  
the necessary charges in Challan No.6170, dated 29-5-2000 including  
Security Deposit for building Rs.30,000/- (Rupees Thirty eight  
thousand only) and Display Board of Rs.10,000/- (Rupees Ten thousand  
only) in cash.

3.a) The applicant has furnished a Demand Draft in  
favour of Managing Director, Chennai Metropolitan Water  
Supply & Sewerage Board, for a sum of Rs.47,000/- (Rupees Forty  
seven thousand only) towards Water supply and Sewerage Infra-  
structure Improvement charges in his letter

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 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 tap for the  
above premises for the purpose of drinking and cooking only and  
confined to 5 litres 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 appli-  
cation. It shall be ensured that all walls, overhead tanks  
and septic tanks are hermetically sealed off with properly  
protected vents to avoid mosquito menace.

4. Two copies/sets of approved plans numbered as Planning permit No.B/Spl.Bld./164/2000, dated 7-6-2000 are sent herewith. The Planning permit is valid for the period from 7-6-2000 to 6-6-2003.

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,

*M. Jayaram*  
19/6

for MEMBER SECRETARY.

Encl: 1. Two copies/sets of approved plans  
2. Two copies of Planning permit.

Copy to: 1. Thiru. M. G. Amraveseshvaren,  
C/o Srinivasa Enterprises,  
No.74, Bazullah 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 -600 034.

4. The Commissioner of Income-Tax,  
No.168, Mahatma Gandhi Road,  
Nungambakkam,  
Chennai -600 108.

cms/9-6

5. The applicant has furnished a Demand Draft in favour of Managing Director, Chennai Metropolitan Water Supply & Sewerage Board, for a sum of Rs.47,000/- (Rupees forty seven thousand only) towards water supply and sewerage infrastructure improvement charges in his letter.

d) 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.

e) In respect of water supply, it may be possible for Metro water to extend water supply to a single pump for the above premises for the purpose of drinking and cooking only and confined to 2 persons per dwelling at the rate of 10 lpd. 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 supply.

BY REGD. POST ACK. DUE

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

To  
M. G. Amravanabhavam  
c/o Srinivasa Enterprises  
NO 74, Bazulla Road  
T. Nagar, Chennai 17

Letter No. B3 | 2322 | 2000

Dated: 22-5-2000

Sir/Madam,

Sub: Chennai Metropolitan Development  
Authority - Area Plans Unit - Planning  
Permission for the const of ~~Plot~~ <sup>Plot</sup> G+3 Floors  
residential building with 7 dwellings at  
Plot no 3056, A.A. Nagar scheme of T.N.H.B.  
S.NO 207 Pt. <sup>13th main road</sup> ~~Plot~~ <sup>Plot</sup> 7.S.No 83, Block 2A,  
Thirumangalam village

and part with 4 floors

30/5/2000  
DESPATCHED

Ref: 1. PPA received in SBC No. 76 | 2000 dt 27.1.2000

2. You lr no NIL dt 9.5.2000

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The Planning Permission Application and Revised Plan  
received in the reference <sup>2nd</sup> cited for the const of residential  
building (~~Plot~~ <sup>Plot</sup> G+3 Fl) <sup>and part with 4 floors</sup> with 7 dwellings at Plot no  
3056, A.A. Nagar scheme of T.N.H.B. S.NO 207 Pt. <sup>13th main road</sup> ~~Plot~~ <sup>Plot</sup> 7.S.No 83, Block 2A,  
Thirumangalam village

is under scrutiny. To process the application further, you are  
requested to remit the following by <sup>4</sup> 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. 19,000 (Nineteen thousand only)
- ii) Scrutiny Fee : Rs. 200 (Two hundred only)
- iii) Regularisation charges : Rs. \_\_\_\_\_

- 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. 38000 | (Rupees Thirty Eight 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 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 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. 47000/-.  
(Rupees Forty Seven Thousand 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.

Yours faithfully,

*Q.*  
*22/5*

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,  
Rippon Buildings,  
Chennai-600 003.

3. The Commissioner/Executive Officer,

Town Panchayat/Municipality/  
Panchayat Union.

*18/5/2000*

*hr*  
*18/5*