

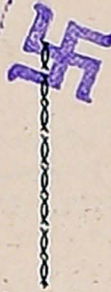
OUTSIDE CHENNAI CITY

From

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

To

The Commissioner,
Ambalattur Municipality,
Ambalattur, ch-53



Letter No. B2/3325/2000

Dated: 4/2000

Sir,

Sub: CMDA - APU - Planning Permission - proposed constn. of
G+3F Resl. bldg. for 12 D-units and a departmental
store at D.No. 27, North park St, in S.No. 609
of Ambalattur village - Appd. - Reg.

Ref: 1. PPA received in SEC No. 114/2000 dt. 7.2.2000

2. This office dt. even. no. dt. 21.3.2000

3. your hr. dt. 28.3.2000

* * *

DESPATCHED

1. The Planning Permission Application / Revised Plan received in the reference first cited for the construction of development at G+3F Resl. bldg. for 12 D-units and a departmental store at D.No. 27, North park St, in S.No. 609 of Ambalattur village has been approved subject to the conditions incorporated in the reference, and 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 No. 5156 dt. 28/3/2000 including S.D. for building Rs. 47,000/- (Rupees Forty Seven thousand only), S.D. for Septic Tank with Upflow filter Rs. 14,000/- (Rupees Fourteen thousand only) and D.D. of Rs. 10,000/- (Rupees Ten thousand only) in Cash and 7 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. B/Spl. bldg/94/2000 dt. 4/2000 are sent herewith. The Planning Permit is valid for the period from 4/2000 to 4/2003.

5. This approval is not final. The applicant has to approach the Municipality / ~~Ranchayat 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,

Ch
12/4

for MEMBER-SECRETARY.

- Encl: 1. Two copies/~~set~~ of approved plans.
2. Two copies of Planning Permit.

SP 11/4 *W 11/4*

Copy to:

1. *Tmt. D. Thangammal,*
27, North Park St,
Venkatapuram, Ambattur,
ch-53.
2. The Deputy Planner
Enforcement Cell, CMDA
Chennai-8
(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.

etc

From

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

To

Tmt. D. Thangammal,
No. 27, North Park Street,
Venkatapuram, Ambattur,
Chennai-600 053.



Letter No. B3/3325/2000

Dated: 21.03.2000

Sir / Madam,

Sub: Chennai Metropolitan Development Authority - Area
Plans Unit - Planning Permission -

Proposed construction of GF+3 floor residential building for 12 dwelling units and a Departmental Store at D.No.27, North Park Street in S.No.609 of Ambattur village, Remittance of Development charges and Security Deposit requested - regarding.

Ref: 1) PPA received in SBC No. 114/2000 dt.7.2.2000

* * *

The Planning Permission Application and Revised Plan received in the reference **first** cited for the proposed construction of Ground floor + 3 floor residential building for 12 dwelling units and a Departmental Store at Door No.27, North Park Street in S.No.609 of Ambattur village

is under scrutiny. To process the application further, you are requested to remit the following by **six** 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. 14,000/- (Rupees fourteen thousand only) |
| ii) | Scrutiny Fee | Rs. 500/- (Rupees five hundred only) |
| iii) | Regularisation Charges | Rs. 27,000/- (Rupees twenty seven thousand only) |
| iv) | Open Space Reservation charges (i.e. equivalent land cost in lieu of the space to be reserved and handed over as per DCR 10(a) (iii) 19(b) I.V.18 19(b)-II(vi)/17(a)-9) | Rs. XXXX |
| v) | Security Deposit (for the proposed development) | Rs. 47,000/- (Rupees forty seven thousand only) |
| vi) | Security Deposit (for Septic Tank with upflow filter) | Rs. 14,000/- (Rupees fourteen thousand only) |

vii) Security Deposit (for Display Board) { : Rs. 10,000/- (Rupees ten thousand only)

NOTE:

i) Security Deposits refundable amounts 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 approved plan Security Deposit will be forfeited.

ii) Security Deposit for Display Board is refundable when the Display Board as prescribed with 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 forfeited.

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 to be 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:-

e) 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 to 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 is / 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 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 Deptt./ 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 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 provide Over Head Tanks and Wells:
- xi) The sanction will be void ab initio the conditions mentioned above are not complied with:
- xii) Rain water conservation measures notified by CMDA should be adhered to strictly:
 - a) Undertaken (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-7 for a sum of Rs.
(Rupees

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,

M. Anand
for MEMBER-SECRETARY.
22/3/20

Incl: Copy of Display Format

Copy to:

1. The Senior Accounts Officer
Accounts (Main) Dn.
CND4, Ch-8.
2. The Commissioner
Corporation of Chennai
Ribbon Buildings
Chennai-600 003
3. The Commissioner / ~~Executive Officer~~
Ambattur Municipality,
Chennai-600 053.
Town Panchayat / Municipality /
Panchayat Union.