

From

The Member-Secretary,
Chennai Metropolitan
Development Authority,
No.1, Gandhi-Irwin Road,
Egmore, Chennai-600 008.

To

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

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Letter No.C3/54770/2000, dated:12-12-2002

Sir,

Sub: CMDA - Area Plans Unit - Multistoreyed
Building - Planning Permission for the
construction of Block-I BF+GF+8F for
Commercial building and Block-2 GF+9F
for residential building at R.S.No.
543/5, Block No.31, Door No.154 and 155,
Valluvarkottam Road, Nungambakkam,
Chennai - Approved and sent - Regarding.

- Ref: 1. PPA received on 19-12-2000.
2. Govt.Lr.(Ms)No.411, H&UD Department,
dated 17-10-2001.
3. This Office Lr.even No. dt.20-03-2002
and 29-04-2002.
4. Applicant's letter dated 28-05-2002.
5. This Office Lr.even No. dt.27-06-2002
addressed to Sub-Registrar.
6. Guideline value from Sub-Registrar
Office, dated 08-07-2002.
7. This Office DC letter to the applicant
dated 22-07-2002.
8. Applicant's letter dated 18-11-2002
and 09-12-2002.

The Planning Permission Application received in
the reference cited for the construction of Block-1 Basement+
Ground+8 Floors for Commercial Building and Block-2 Ground+9
Floors for Residential Building at R.S.No.543/5, Block No.31
Door No.154 and 155, Valluvarkottam Road, Nungambakkam, Chennai
has been approved subject to the conditions incorporated in the
reference.

2. The applicant has remitted the following charges:

- | | | |
|--|----|---|
| i) Development Charge | :: | Rs.2,91,000/-
(Rupees two lakhs ninety one thousand only) |
| ii) Balance Scrutiny charge | :: | Rs. 5,000/-
(Rupees five thousand only) |
| iii) Security Deposit | :: | Rs.14,17,000/-
(Rupees fourteen lakhs seven-
teen thousand only) |
| iv) Open Space Reser-
vation charge | :: | Rs.54,45,000/-
(Rupees fifty four lakhs
forty five thousand only) |
| v) Security Deposit
for Display Board | :: | Rs. 10,000/-
(Rupees ten thousand only) |

Remitted in Challan No.14870, dated 18-11-2002, accepting the
conditions stipulated by CMDA vide letter cited seventh in the
reference.

p.t.o.,

3. Also the applicant has furnished Demand Draft No. 509969, dated 14-11-2002 for Rs. 9,06,200/- in favour of Managing Director, Chennai Metropolitan Water Supply and Sewerage Board, Chennai towards Infrastructure Development Charge.

4. 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.

In respect of Water Supply, it may be possible for Metro Water to extent 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 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 applications. It shall be ensured that all wells, overhead tanks and septic tanks are hermitically sealed with proper protected vents to avoid mosquito menace. Non provisions of rain water harvest structures as shown in the approved plans to the satisfaction of the Authority will also be considered as a deviation to the approved plans and violation of Development Control Rules and enforcement action will be taken against such development.

5. Two copy/set of approved plans, numbered as Planning Permission No.C/PP/MSB/26A/H/2002, Planning Permit No.000347, dated 12-12-2002 are sent herewith. The Planning Permit is valid for the period from 12-12-2002 to 11-12-2005.

This approval is not final. The applicant has to approach the Chennai Corporation for issue of building permit under the respective Local Body Acts. Only after which the proposed construction can be commenced. A unit of the Chennai Corporation is functioning at CMDA first floor itself for issue of Building Permit.

Yours faithfully,

[Signature]
for MEMBER-SECRETARY.

Encl:- 1. Two sets of approved plans,
2. Two copies of Planning Permit.

Copy to:-

- 1) Thiru S. Vasudevan (PA),
No.7, Basullah Road, T.Nagar,
Chennai-600 017.
- 2) The Deputy Planner,
Enforcement Cell, CMDA, Chennai-8.
(with one copy of approved plan and G.O. for necy. further action)
- 3) The Chairman, Appropriate Authority,
108, Mahatma Gandhi Road, Nungambakkam, Chennai-34.
- 4) The Commissioner of Income-Tax, 108, Mahatma Gandhi
Road, Nungambakkam, Chennai-34.
- 5) The Director of Fire Service, P.B.No.776, Egmore, Chennai-8.
- 6) The Chief Engineer, CMSSB, No.1, Pumping Station Road,
Chindatripet, Chennai-2.
- 7) The Deputy Commissioner of Police (Traffic) Vepery, Chennai-7.
- 8) The Chief Engineer, TNEB, Chennai-2.

BY REGISTERED POST WITH ACK. DUE

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From

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

To

Thiru S. Vasudevan (Power Agent)
No.7, Bazullah Road,
T.Nagar,
CHENNAI -600 017.

Letter No.C3/ 54770/2000

Dated: 22-7-2002

Sir/Madam,

Sub: CMDA - Planning Permission - Proposed/
~~additional~~ Construction of (Block -1)
Basement floor + Ground floor + 8 floors
Commercial building and (Block 2) Ground
floor + 9 floors Residential building at
R.S.No.543/5, Block No.31, Door No.154 & 155, Valluvar-
Kottam Road, Nungambakkam, Chennai, D.C. & Other charges
Ref: Advise sent - Regarding.

Ref: 1. PPA received on 19-2-2000
2. Govt.Lr.(MS)No.411, dt.17-10-2001
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The Planning Permission Application received in the
reference cited for proposed/~~additional~~ construction of (Block -1)
Basement floor + Ground floor + 8 floors Commercial building and
(Block 2) Ground floor + 9 floors Residential building at R.S.No.
543/5, Block No.31, Door No.154 & 155, ValluvarKottam road, Nungambakkam
Chennai

is under process. To process the application further, you are
requested to remit the following by **five** separate Demand Drafts
of a Nationalised Bank in Chennai City drawn in favour of Member-
Secretary, CMDA, Chennai -600 008 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, Chennai, Area Plans Unit, Chennai Metropolitan Development
Authority.

- i) Development charge for land and building under Sec.59 of the T&CP Act, 1971. : Rs.2,91,000/- (Rupees Two lakhs ninety one thousand only)
- ii) Sorutiny fee **Balance** : Rs.5,000/- (Rupees Five thousand only)
- iii) Regularisation charge : --
- iv) Open space Reservation charge (i.e. equivalent land cost in lieu of the space to be reserved and handed over as per DCR 19(a) (iii), 19(b)I) : Rs.54,45,000/- (Rupees Fifty four lakhs and forty five thousand only)

3(vi)V/18, 19b-II (vi)/17(a)-9

- /* 3. This office Lr. even No. dt.20-3-2002 & 29-4-2002
4. Your letter dated 28-5-2002
5. Guide line value from Subregistrar office, dt.8-7-2002

- iv) Security Deposit (for the proposed development) : **Rs. 14,17,000/- (Rupees fourteen lakhs and seventeen thousand only)**
- v) Security Deposit (for septic tank with upflow filter) : **—**
- vi) Security Deposit for Display Board : **Rs. 10,000/- (Rupees ten thousand only)**
- vii) Infrastructure Development charge payable to CMWSSB : **Rs. 9,06,200/- (Rupees Nine lakhs six thousand and two hundred only)**

(DD should be drawn in favour of Managing Director, CMWSSB, Chennai -2).

(Security Deposit are 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 of whole of the building/site to the approved plan Security Deposit will be forfeited. ~~Further, if the Security Deposit paid is not claimed before the expiry of five years from the date of payment, the amount will stand forfeited.~~

Security Deposit for Display Board is refundable when the display board as prescribed with format is put up into site under reference. In case of default Security Deposit will be forfeited and action will be taken to put up the display board).

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 Multi-storeyed Building both qualified Architect and qualified structural Engineer who should be a Class -I Licensed Surveyor shall be associated and the above information to be furnished.

/• In the event of the Security Deposit is not claimed within a period of five years from the date of the remittance the Security Deposit shall be forfeited without any further notice.

- a) iii) A report to writing shall be sent to Chennai Metropolitan Development Authority 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. 343
- iv) The owner shall inform Chennai Metropolitan Development Authority 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 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 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 misrepresentations of facts in the application, planning permission will be liable for 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.

- xii) 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 owner, 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. Display of the information at site is compulsory in cases of Multi-storeyed buildings, Special buildings and Group Developments.
- xiii) An Undertaking to abide the terms and conditions putforth of LB/DFS/Commissioner of Police/CINSSB/CRAC/Airport Authority of India.

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 cases 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 reason provided the construction is not commenced and claim for refund is made by the applicant.

Yours faithfully,

[Signature]
25/7/02
for MEMBER SECRETARY.

- Encl: 1. Undertaking Format
2. Display Format

- Copy to: 1. The Senior Accounts Officer,
Accounts (Main), CIDA, Chennai -8
2. The Commissioner,
Corporation of Chennai,
Chennai -600 003.