

OUTSIDE CHENNAI CITY

From

To

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

The Commissioner,  
Ambattur Municipality,  
Ambattur, ch-53.

848  
18/5

Letter No. B3/ 8619/2000

Dated: 5/2000

Sir,

Sub: CMDA - APU - Planning Permission - Proposed constn. of

5 Stilt + 4 Floors (Three Blocks) Resl. bldg. for 80 D. units  
at Justice Rattinavel Pandian road in S. nos. 344/2A2,  
344/2B, 345/1B3, 345/1C4, 345/1C5, 345/1D4,  
345/1D5, 417/3, 417/4  
and 417/5 of Mogeppai  
village - Appcl - Reg.

26/5/2000  
DESPATCHED

Ref: 1. PPA received in SBC No. 837/98  
dt. 12.10.98

- 2. This office dt. even. no. dt. 30.4.99.
- 3. your ltr. dt. 30.3.2000.

\* \* \*

1. The Planning Permission Application / Revised Plan received in the reference cited for the construction of development at 5 Stilt + 4 Floors (3 Blocks) Resl. bldg. for 80 D. units at Justice Rattinavel Pandian road in S. nos. 344/2A2, 344/2B, 345/1B3, 345/1C4, 345/1C5, 345/1D4, 345/1D5, 417/3, 417/4 and 417/5 of the reference, 2nd cited, and subject to the condition that the Mogeppai village apprt. should gift 4.115m of space along Justice Rattinavel Pandian Road.

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. 5199 dt. 30/3/2000 including D.D. of Rs. 10,000/- (Rupees Ten thousand only) in cash only, S.D. for Septic Tank with Upflow filter Rs. (Rupees

to make the road width as 60' w

and has furnished Bank Guarantee No. 71/99 and 72 dt. 29/3/2000 from City Union Bank Ltd, Mahalaxmi Road, Chennai for S.D. for building of Rs. 80,000/- (Rupees Eighty thousand only) and D.D. of Rs. 5,80,000/- (Rupees Five lakhs and Eighty thousand only) and S.D. for Septic Tank with Upflow filter of Rs. 80,000/- (Rupees Eighty thousand only) and D.D. of Rs. (Rupees

F. No. 5,80,000/-

the W.P. No. 4542 of 2000 dt. 15/3/2000 This Bank Guarantee is valid till 28/3/2005.

take over the space left for road widening thro a registered gift deed

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/129 A to F/2000 dt. 5/2000 are sent herewith. The Planning Permit is valid for the period from 5/2000 to 5/2003.



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,

*Handwritten signature*

for MEMBER-SECRETARY.

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

*Handwritten notes:*  
8/12/5  
12/12/5  
etc

Copy to:

1. Thiru. R. Yuvaraj (CPA)  
No. 8, Propalakkidhan St,  
T. Nagar, Ch. 17.
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.

From  
The Member-Secretary,  
Chennai Metropolitan  
Development Authority  
Chennai - 600 008.

To  
Thiru R.Yuvaraj (PA)  
8, Gopalakrishnan Street,  
T.Nagar, Chennai-17.

Letter No. **B3/20903/98**

Dated : **30.4.99**

Sir/Madam,

Sub: CMDA - Area Plans Unit - Planning Permission -  
**Proposed construction of 3 blocks (Three blocks -  
Stilt+4 floors) for 80 dwelling units at Justice  
Rathinavel Pandian Road in S.No.344/2A2,344/2B1,345/1B3  
345/1C4,345/1C5,345/1D4,345/1D5,417/3,417/4&417/5 of  
Mogappair village - Devt.Charges and Other charges  
requested - regarding.**

Ref: 1) PPA received in SEC No. **837/98 dt.12.10.98**

...

The Planning Permission Application and Revised Plan  
received in the reference cited for the proposed construction of  
**3 Blocks(3 blocks - Stilt+4 floors) for 80 dwelling units at Justice  
Rathinavel Pandian Road in S.No.344/2A2,344/2B,345/1B3,345/1C4,345/1C5,  
345/1D5, 417/3, 417/4 and 417/5 of Mogappair village**

is under scrutiny. To process the application further, you are  
requested to remit the following by **seven** separate Demand Drafts  
of a Nationalised Bank in Chennai City drawn in favour of  
Member-Secretary, CMDA, Chennai-8, at Cash Counter (between 10.00 AM  
and 4.00 P.M.) in CMDA and produce the duplicate receipt to the Area  
Plans Unit 'B' Channel, in CMDA.

- |  |                                      |  |
|--|--------------------------------------|--|
| i) Development Charges for<br>land and building under<br>Sec.59 of the T&CP Act<br>1971.   | X<br>X<br>X<br>X                     | Rs. <b>1,40,000/-</b> (Rupees one lakh<br>fourty thousand only)        |
| ii) Scrutiny Fee   | X                                    | Rs. <b>17,000/-</b> (Rupees seventeen<br>thousand only)                |
| iii) Regularisation Charges  | X                                    | Rs. <b>2,93,000/-</b> (Rupees two lakhs<br>ninety three thousand only) |
| iv) Open Space Reservation<br>Charges (i.e.equivalent<br>land cost in lieu of<br>the space to be reser-<br>ved and handed over as<br>per DCR 19(a) (iii) 19(b)<br>I.V.18 19(b)-II(vi)/17<br>(a)-9) | X<br>X<br>X<br>X<br>X<br>X<br>X<br>X | Rs. <b>7,86,000/-</b> (Rupees seven lakhs<br>eighty six thousand only) |
| v) Security Deposit (for<br>the proposed develop-<br>ment)   | X<br>X<br>X                          | Rs. <b>5,80,000/-</b> (Rupees five<br>lakhs eighty thousand only)      |
| vi) Security Deposit (for<br>Septic Tank with upflow<br>filter)  | X<br>X<br>X                          | Rs. <b>80,000/-</b> (Rupees eighty<br>thousand only)                   |
| vii) Security Deposit (for<br>Display Board  | X                                    | Rs. <b>10,000/-</b> (Rupees ten<br>thousand only)                      |

vii) Security Deposit for Display Board X Rs. XXXXX  
X

(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 SD will be forfeited. 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).

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:

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/addresses and consent letters should be furnished.
- 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 Chennai Metropolitan Development Authority 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.

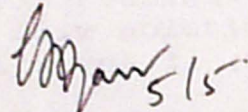
- iv) The owner shall inform Chennai Metropolitan Development Authority of any change of the Licensed Surveyor/Architect. The newly appointed Licensed Surveyor/Architect shall also confirm to CMDA that he has agreed for supervising the work under reference and intimate the stage of construction at which he has taken over. No construction shall be carried on during the period inter evening 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 Chennai Metropolitan Development Authority.
- vi) While the applicant makes application for service connection such as Electricity, Water Supply, Sewerage he/she should n 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 provide over head tanks and wells;
- xi) The sanction will be avoid adinitio 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 owner, CPA 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.
  - c) You are requested to furnish 5 copies of revised plan showing
    - i) the ICC boundary shifted to further west by an offset of 39.60m. from North-East corner in the northern boundary and 55.45m. from South-East corner in the southern boundary *in site plan*
    - ii) The bedroom with balcony in Block I in North-East corner of the site is sliced to provide 4.50m.set back from the revised ICC boundary.
    - iii) the sump and well in the North-East corner of the site are shifted within the revised ICC boundary.

iv) the carparking requirements of 62 Nos. and 18 Nos. Two wheeler parking are to be arranged and shown in the site plan in a feasible fashion indicated in rectangular lots with required turning radius.

5) You are also requested to furnish Demand Draft drawn in favour of Managing Director, Chennai Metropolitan Water Supply & Sewerage Board, Chennai - 2 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,



for MEMBER-SECRETARY.

Encl:

Copy to:

1. The Senior Accounts Officer,  
(Accounts Main) Division,  
CMDA, Chennai - 600 008.
2. The Commissioner, **Ambattur Municipality,**  
~~Corporation of Chennai~~ **Ambattur village,**  
~~First Floor East Wing,~~ **Chennai-53.**  
~~CMDA Building,~~  
~~Chennai-600 008.~~