

OUTSIDE CHENNAI CITY:

From

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

To

The Commissioner,  
Ambattur Municipality,  
Ambattur,  
Chennai-600 053.

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Letter No.B3/8760/2000, Dated: 18.06.2001.  
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sir,

Sub: CMDA - Area Plans Unit - Planning Permission -  
Proposed construction of Ground + 3 Floor (Group  
development) residential building for 180  
dwelling units by TNHB at Flat area No.9 of  
Mogappair Eri Scheme in S.No.393, 384, 430 part,  
431, 437 part, 442 to 457 of Mogappair village -  
Approved - Regarding.

- Ref: 1. FPA received in SBC.No.23.02.1998 in SBC.  
No.119/98, submitted vide your Lr.No.Plg.  
2/2489/97, dated 18.02.1998.  
2. This office Lr. even No. dt. 01.06.1998  
and 14.07.1998.  
3. Your Lr.No.SAFGV/Dn.II/2092A/97, dt. 16.06.98.  
4. Plg.2/2499/97, dt. 13.01.99, 26.02.1999 and  
18.04.2001.

...

The Planning Permission Application and Revised Plan  
received in the reference first cited for the proposed construction  
of Ground + 3 Floor residential building for 180 dwelling units by  
TNHB at Flat area No.9 of Mogappair Eri Scheme in S.No.383, 384,  
430 part, 431, 437 part, 442 to 457 of Mogappair village 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 3rd cited and has remitted the  
necessary charges in Challan No.102292, dated 23.06.1998 including  
Rs.10,000/- (Rupees ten thousand only) in cash towards Display  
Deposit.

3. The Local Body is requested to ensure Water Supply  
and Sewerage disposal facility for the proposal before issuing  
Building Permit.

4. Two sets of approved plans numbered as Planning permit  
No:B/SPL.BLDG/224 A to B/2001, dated 18.06.2001 are sent herewith.  
The Planning Permit is valid for the period from 18.06.2001 to  
17.06.2004.

5. This approval is not final. The applicant has to  
approach the Municipality for issue of building permit under  
the Local Body Act, only after which the proposed construction  
can be commenced.

Yours faithfully,

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

*M. J. 19/6*  
for MEMBER-SECRETARY.

Copy to: 1. The Executive Engineer,  
South Asian Federation Games Village  
Division-II,  
TNHB, 3rd Floor, Anna Office-cum-  
Shopping Complex,  
West, Chennai-101.

From

2. The Deputy Planner,  
Enforcement Cell,  
CMDA., Chennai-8

3. The Member,  
Appropriate Authority,  
No.108, Mahatma Gandhi Road,  
Nungambakkam,  
Chennai-600 034.

4. The Commissioner of Income-Tax,  
No.158, Mahatma Gandhi Road,  
Nungambakkam,  
Chennai-600 034.

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

Letter No. 23/8750/2000

Sir,

Sub: CMDA - Area Plans Unit - Planning Permission -  
Proposed construction of ground + 3 floor (Group  
development) Residential building for 180  
dwelling units in the site plan

1. PPA received in Reg.No. 23.02.1998 in Reg.  
No. 112/98, submitted vide your Lt. No. P.P.  
2/2482/97, dated 12.02.1998.

2. This office Lt. even No. dt. 01.06.1998  
and 14.07.1998.

gs. 18/6

3. Your Lt. No. 23/8750/97, dt. 18.06.98.  
4. P.P. 2/2482/97, dt. 13.01.99, 26.02.1999 and  
18.04.2001.



...

The planning permission application and revised plan  
received in the reference list cited for the proposed construction  
of ground + 3 floor residential building for 180 dwelling units by  
this at plot area no. 9 of Mogappair East Scheme in S.No. 183, 184,  
430 part, 431, 432 to 437 of Mogappair Village has been  
approved subject to the conditions incorporated in the reference,  
and cited.

2. The applicant has requested to the conditions stipulated  
by CMDA vide in the reference list cited and has tendered the  
necessary charges in Chalan No. 102323, dated 23.06.1998 including  
Rs. 10,000/- (Ten thousand only) in cash towards Display  
Deposit.

3. The local body is requested to ensure water supply  
and sewerage & disposal facility for the proposal before issuing  
building permit.

4. The date of approved plan numbered as Planning Permit  
No. 2/2482/97, dated 12.02.1998 and 14.07.1998 and  
the planning permit is valid for the period from 18.06.2001 to  
14.08.2004.

5. This approval is not final. The applicant has to  
approach the municipality for issue of building permit under  
the local body Act, only after which the proposed construction  
can be commenced.

Yours faithfully,

1. Two set of approved plans.

R.P.A.D.

From

THE MEMBER SECRETARY,  
Chennai Metropolitan  
Development Authority,  
No.8, Gandhi Irwin Road,  
Chennai-600 008.

To

The E.E.,  
South Asian Federation games village  
TNHB 3rd floor, Anna office cum shopping complex  
Dn-II  
Arise Nagar west, Ch-101.

Letter No. B3/3692/98

Dated: 1/5/98

Sir/Madam,

Sub: CMDA - APU - PP - proposed constn. of R+3F Resl. bldg. for 180 D. units by TNHB at <sup>Plot area no 9 of</sup> Moseppur Eri Scheme in S.No. 383, 384, 430 pt, 431, 437 pt, 442 to 457 of Moseppur village. Remittance of D.C. and S.F. registry.

Ref: 1) PPA received in SBC No. 118/98 dt. 23/2/98, submitted vide your Lr no. 2/2489/97 dt 18.2.98



The Planning Permission Application and Revised Plan received in the reference ~~first~~ cited for the proposed constn. of R+3F Resl. bldg. for 180 D. units by TNHB at <sup>Plot area no 9 of</sup> Moseppur Eri Scheme in S.NOS 383, 384, 430 pt, 431, 437 pt, 442 to 457 of Moseppur village is under scrutiny. To process the application further, you are requested to remit the following by ~~Three~~ 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 A.M. and 4.00 P.M) in CMDA and produce the duplicate receipt to the Area Plans Unit 'B' Channel, Area Plans Unit in CMDA.

11.6.98

ESPATCHED

- i) Development charge for land and building under Sec.59 of the T&CP Act. 1971. Rs. 1,88,000/- (One lakh Eighty Eight thousand only.)
- ii) Scrutiny fee Rs. 2800/- (Two thousand only.)
- iii) Regularisation Charge Rs. 8000/- (Eight hundred 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 19(a)(iii) 19(b) I.V.18 19b-II(vi)/17(a)-9) Rs. ~~1,88,000/-~~ Nil (ninety Eight thousand only.)

P.t.o.

v) Security Deposit (for the proposed development).	{	Rs.	—
vi) Security Deposit (for septic tank with upflow filter)	{	Rs.	—
vii) Security Deposit for display Board	{	Rs.	10,000/- (Ten thousand only)

(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 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 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 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 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 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 avoidabinitio, if the conditions mentioned above are not complied with;
- xii) Rainwater 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, 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.

(c)

(d) You are also requested to gift the OSR portion as per the sketch to be forwarded in due course to L.B free of cost through gift deed and furnish copy of gift deed duly attested by L.B. official.

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.

(c) You are also reqd. to furnish 5 copies of R.P. providing the Pedestrian walk way link ~~which~~ provided in the appd. 4/0 and provide access to the park at the rear and showy get back in at site condn. and break up int. fully with total ~~convey your willingness to gift/handover the OSR area~~ (mts) to L.B free of cost.

Yours faithfully,

Encl:

Copy to:

for MEMBER SECRETARY.

1. Sr. Accounts Officer, (Accounts Main)Dn.,  
C.M.D.A./Chennai-600 008.

2. The Commissioner of Chennai,  
First Floor, East Wing, CMDA Building,  
Chennai-600 008..

Ambattur mdy, Ambattur, Chennai 53.

(with the request to take over the OSR part area as per the sketch to be forwarded in due course)

*[Signature]*  
21/5  
27/5/98  
1.6.92

of