

B-6/2003 Pen Luv
BY REGISTERED POST WITH ACK. DUE



From

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

To

trl. V. Prabhakar & Others,
No.107, Linghi Chetty Street,
1st Floor,
Chennai-600 001.

Letter No. B 1/5939/2003

Dated: 20.6.2003.

Sir/Madam,

Sub: CMDA - Area Plans Unit - Planning Permission
- Proposed construction of Ground Floor +
3Floor commercial building (Show Room) at
Door No.4, G.N. Chetty Road, T.S.No.5339,
Block No.121, T. Nagar, Chennai - Remittance
of Charges - Regarding.

- Ref: 1. PPA received on SBC No.187/2003,
dated.5.3.2003.
2. This office letter even No.dated.3.6.2003.
3. Your letter dated.6.6.2003

The Planning permission Application received in the
reference cited for the proposed construction of Ground Floor
+ 3Floor commercial building (show room) at Door No.4,
G.N. Chetty Road, T.S.No.5339, Block No.121, T. Nagar,
Chennai is under scrutiny.

To process the applicant further, you are requested to remit the
following by **three** separate Demand Draft of a Nationalised
Bank in Chennai City drawn in favour of Member-Secretary, Chennai
Metropolitan Development Authority, Chennai -5, 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 in CMDA.

- i) Development charges for
land and building under
Sec.59 of T&CP Act, 1971
- ii) Scrutiny fee

: Rs. 3,000/- (Rupees Three thousand
only) adjusting the amount of Rs.9,000
remitted in cash Bill No.10988 dated.
19.6.2002 against the present demand
of Rs.12,000/-
Rs. 600/- (Rupees six hundred
only)

- iii) Regularisation charges : Rs. **NIL** (after adjusting the amount of Rs.7,000/-remitted in cash Bill No.10988 dated.19.6.2002
- 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(b)I(VI)19(b)-II(VI)/17(a)-9) : Rs. **against the present demand of Rs.7,000/-)**
- v) Security Deposit (for the proposed Development) : Rs. **8,000/- (Rupees Eight Thousands only) after adjusting the amount of Rs. 17,000/- remitted in cash Bill No.10988 dated.19.6.2002 against the present demand of Rs.25,000/-)**
- vi) Security Deposit (for septic tank with upflow filter) : Rs. **Rs. 25,000/-)**
- vii) Security Deposit (for display Board) : Rs. **NIL** (after adjusting the amount of Rs.10,000/- remitted in cash Bill No.10988 dated.19.6.2002 against the present demand of Rs.10,000/-)

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 of while 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 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/addresses and consent letters should be furnished.
 - iii) A report in writing shall be sent to CMDA by the Architects/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 supervision 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 make and address of the persons to whom the site is transferred immediately after such transaction and shall bind the purposed 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 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 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.

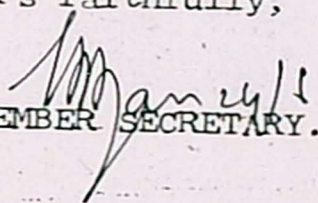
(Rupees Nine thousand and three hundred only) 9,300/-
towards water supply and sewerage infrastructure improvement charges. The water supply and sewerage infrastructure improvement charge (a statutory levy) is levied under the provisions of Sec.6(xii)a of CMWSSB Amendment Act 1998 read with Sec.81(2)(jj) of the Act. As per the CMWSSB Infrastructure Development charge (levy and collection) Regulation 1998 passed in CMWSSB resolution No.416/98, CMDA is empowered to collect the amount on behalf of CMWSSB and transfer the same to CMWSSB.

6) You are also requested to furnish 5 copies of revised plans rectifying the following defects:

- i) The site dimension mentioned as 26'6" on Eastern side shall be corrected as "as per site" instead of "as per patta"
- ii) Usage of all the projected portions in typical floor plan to be indicated.
- iii) Cross sectional plan needs correction.
- iv) The upper floor projections shown in the site plan were not correct.
- v) In the area statement, floor areas needs correction.
- vi) Car parking lots(1) & (2) shall be deleted.
- vii) The metric conversion for Front Set Back shall be indicated as 4.57mtr.

The issue of planning permission depend on the compliance/fulfilment of the conditions/payments stated above. The acceptance by the Authority of the prepayment 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 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.

sd/23/6.

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BY REGISTERED POST ACK DUE

From
The Member Secretary
Chennai Metropolitan
Development Authority,
No.1, Gandhi Irwin Road,
Egmore, Chennai-600008.

To
Sri. V. Prabhakar & others
no: 107, Linghi chetty street
1st floor, Chennai - 600001

Letter No. B1/ 5939/2003

Dated: 06.2003

Sir,

Sub: CMDA - Area Plans Unit - Planning Permission - Proposed Construction of
Gf+3F Commercial building (Show room) at door no: 4,
AN chetty road, T.S. no: 5339, Block no: 121, T. Nagar,
Chennai - Remittance of charges - Reg.

Ref: 1) PPA received in SBC No. 187/2003 dt 5.3.2003.
2) T.O. dt even no dt 3.6.2003.
3) Your ltr dt 6.6.2003.

DESPATCHED
25/6/03

The Planning Permission Application ~~and Revised Plan~~ received in the
reference cited for the proposed construction of Gf+3F Commercial building
(Show room) at door no: 4, AN chetty road, T.S. no: 5339, Block no: 121,
T. Nagar, Chennai

is under scrutiny. To process the application further, you are requested to remit the
following by three separate Demand Draft of a Nationalised Bank in Chennai City
drawn in favour of Member Secretary, CMDA, Chennai-8, at cash counter (between
10.00 a.m. to 4.00 p.m.) 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. 3,000/-
(Rupees

three thousands only) after
adjusting the amount of Rs. 9000/- remitted
in cash bill no: 10988 dt 19.6.2002 against
the present demand of Rs. 12,000/-

ii) Scrutiny Fee

: Rs.
(Rupees

iii) Regularisation charges

: Rs. Nil [after adjusting the amount of
(Rupees - Rs. 7,000/- remitted in cash bill no:
10988 dt 19.6.2002 against the present
demand of Rs. 7000/-]

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 (b)I (VI)19(b)-II
(vi)17(a)(2)

: Rs.
(Rupees

iv) Scrutiny fee

= Rs. 600/- [Rupees six hundred
only]

v) Security Deposit for the proposed Development)

: Rs. 8,000/-
(Rupees Eight thousands only).

vi) Security Deposit for Septic tank with Upflow Filter)

: Rs. ~~12,000~~ ^{10,000}/-
(Rupees ~~Twelve~~ ^{Ten} thousands only).
adjusted in cash bill no: 10988 dt 19.6.2011 against the present demand of Rs. 25,000/-

vii) Security Deposit for Display Board

: Rs. ~~10,000~~ ^{10,000}/-
(Rupees ~~Ten~~ ^{Ten} thousands only).
adjusted in cash bill no: 10988 dt 19.6.2011 against the present demand of Rs. 10,000/-

NOTE:

i) Security Deposit 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 approved 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) Payment 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 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 changes 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 exist of the previous Architect/Licensed Surveyor and entry of the newly 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 tot 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 action 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
- xi) head tanks and wells.
- xii) The sanction will be void abinitio if the conditions mentioned above are not complied with:

xiii) 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. 9,300/-

(Rupees nine thousand three hundred only) balance of
towards water supply and sewerage infrastructure improvement charges. The water supply and sewerage infrastructure improvement charge (a statutory levy) is levied under the provisions of Sec 6 (xii) a of CMWSSB Amendment Act 1998 read with Sec 81 (2) (ii) of the Act. As per the CMWSSB Infrastructure Development Charges (Levy & Collection) Regulation 1998 passed in CMWSSB resolution No.416/98, CMDA is empowered to collect the amount on behalf of CMWSSB and transfer the same to CMWSSB.

b) you are also requested to furnish 5 copies of revised plans rectifying the following defects:

- i) The site dimension mentioned as 26'6" on Eastern side shall be corrected as "as per site" instead of "as per patta".
- ii) Usage of all the projected portions in typical floor plan to be indicated.
- iii) Cross sectional plan needs correction.
- iv) The upper floor projections shown in the site plan were not correct.
- v) In the area statement, floor areas needs correction.
- vi) Car parking lots ① & ② shall be deleted.
- vii) The metric conversion for FFB shall be indicated as 4.57 mtr.

The issue of Planning Permission depends on the compliance/fulfillment of the conditions/promises stated above. The acceptance by the Authority of the pre-payment of the Development Charges and other charges, shall not entitle the person to the planning permission, but only release of the Development Charges and other charges (including Section 107) in case of refusal of the permission for non-compliance of the conditions stated therein by all the provisions of DCB, which has to be complied before getting the planning permission or any other person provided the construction is not commenced and then for release of work by the applicant.

Yashpal Singh,
[Signature]
for MEMBER-SECRETARY.

Encd Copy of Display Form A.

Copy to:

1. The Senior Accounts Officer,
Accounts (Main) Division,
CMFA, Chandigarh-600 008.
2. The Commissioner,
Corporation of Chandigarh,
Rajpur Park, Chandigarh-600 005.
3. The ~~Commissioner~~
~~Executive Officer~~,
Town Planning Municipality,
Panchkula.

1/c
12/11/105
6/11/6

From

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

To

Tvl. V. Prabhakarā and others
107, Linghi Chetty Street,
1st st floor,
Chennai - 600 001

Letter No. B1/5939/2003

Dated: 3.6.2003

Sir,

Sub: CMDA - Area Plans Unit - Planning permission
proposed construction of Ground Floor +
3 floors commercial building with (show room) at
T.S.No. 5339, Block No. 121, T. Nagar, Chennai -
Particulars - called for - reg

*D.No. 4. G.N. Chetty
Road,*

Ref: Planning permission application received in SBC
No. 187/2003, dated 5.3.2003

The Planning permission application received in the
reference cited for the construction of commercial building at
the above site under reference has been examined and you are
requested to furnish the following particulars for taking further
action on your Planning permission application.

1. Copy of approved plan, approval letter, planning
permit cash bill, all in original.

Yours faithfully

C. Ravi 5603
for MEMBER SECRETARY

SR
5603