

WITHIN CHENNAI CITY

From
The Member Secretary,
Chennai Metropolitan
Development Authority,
No.1, Gandhi Irwin Road,
Egmore, Chennai-8.

To
The Commissioner,
Corporation of Chennai,
Ripon Buildings,
Chennai - 600003.

Letter No. B2 / 36934 / 2003

Dated: 11/2004

Sub: CMDA - Planning Permission - Proposed construction of skit + III
+ IV floor (part) residential building with 8 D.U.
 at Plot No. 52 2 53, Door No. 6, Ramanujam Pillai Street,
 old S.No. 59/4J (part), T.S.No. 74, Block No. 17 of
 Saidapet village - Approved - Reg.

Ref: 1) PPA received in SBC No. 1070/02 dt. 27.11.03
 2) This office b. even no. dt. 5/11/2004.
 3) Applicant Thiru. N. Ganesh Nataraj's tr. dt. 19/11/04.

The Planning Permission Application/Revised Plan received in the
 reference D20 cited for the construction/development of residential building skit + III floor
IV floor (part) residential building with 8 D.U. at Plot No. 52 2 53
 Door No. 6, Ramanujam Pillai Street, old S.No. 59/4J (part), T.S.No. 74
 Block No. 17 of Saidapet village, Chennai
 has been approved subject to the conditions incorporated in the reference.

2) The applicant has accepted to the conditions stipulated by CMDA vide in the
 reference D cited and has remitted the necessary charges in Challan No. B 28
 dated 11/11/04 including Security Deposit for building Rs. 47,000/- (Rupees Forty seven
 thousand only) and SD for Display board Rs. 19,000/- (Rupees 19 thousand only)
 Guarantee No. _____ in cash and furnished bank

dt. _____ from _____
 Bank _____ only) as ordered in the
 (Rupees _____ This Bank Guarantee is
 W.P.No. _____
 valid till _____

3.a) The applicant has furnished a demand draft in favour of Managing Director,
 CMWSSB, for a sum of Rs. 59,000/- (Rupees 59 thousand only)
only towards Water Supply and Sewerage Infrastructure Improvement charges in
 his letter dated 19/11/04.

b) With reference to the sewerage system the promoter has to submit the
 necessary sanitary application directly to Metro Water and only after due sanction he/she
 can commence the internal sewer works.

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c) In respect of water supply, it may be possible for Metro Water to extend water supply to a single sump for the above premises for purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 10 lped. In respect of requirement 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 application. It shall be ensured that all walls, overhead tanks and septic tanks are hermitically sealed of with properly protected vents to avoid mosquito menace.

4) Non provision 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 copies/sets of approved plans numbered as Planning ~~Clearance~~ ^{Permit} No. B/spt-Edg / 36 / 2004 dated 11 / 2004 are sent herewith. The Planning Permit is valid for the period from 1/04 to 11/07

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

Yours faithfully,

Valli

for MEMBER-SECRETARY.

- Encl: 1) Two copies/sets of approved plans
2) Two copies of Planning Permit

29/1/04

2/5

Copy to:-

1. *Thiru. Ganesh Naray*
POA of *Thiru. S. Yogamakan*
old no. 6, New No. 13, *Ramachujey Pillai Street,*
Saidapet, Chennai - 600 015.
2. The Deputy Planner, Enforcement Cell (S),
CMDA, Chennai-8 (with one copy of approved plan) *l. s. s. s. s.*
3. The Member,
Appropriate Authority,
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai-34.
4. The Commissioner of Income-Tax,
Appropriate Authority,
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai-34.

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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
Thiru. N. Ganesh Nataraj
POA of Thiru S. Yoganathan
old no-6, New no-13, Ramanejiam Pillai
Saidapet, Chennai-600015

Letter No. B2/ 36934/03

Dated: 1/12/2003

Sir,

Sub: CMDA - Area Plans Unit - Planning Permission - Proposed construction
of Shit floor + III floors + IV floors (part) residential
building with 8 DU @ Plot no. 52 253,

RECEIVED
ESPATCHED

Door no. 6, Ramanejiam Pillai street, old S.No. 59/45 (pt)
T.S.No. 74, Block no. 17 of Saidapet village - DC 2 other ch
Ref: 1) PPA received in SBC No. 1070/03 dt 27/11/03

The Planning Permission Application ~~and Revised Plan~~ received in the
reference cited for the proposed ~~shit~~ construction of Shit floor + III floors
IV floors (part) residential building with 8 DU @ Plot no. 52 253
Door no. 6, Ramanejiam Pillai street, Old S.No. 59/45 (pt),
T.S.No. 74, Block no. 17 of Saidapet village -

is under scrutiny. To process the application further, you are requested to remit the
following by \uparrow 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. 14,000/-
(Rupees Fourteen thousand only)
- ii) Scrutiny Fee : Rs. 1,200/-
(Rupees One thousand two hundred only)
- iii) Regularisation charges. : ~~Rs.~~
(Rupees)
- 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) A (vi) 17 (a) (2) : ~~Rs.~~
(Rupees)

v) Security Deposit for the proposed Development)

: Rs. 47,000/-
(Rupees)

forty seven thousand

~~vi) Security Deposit for Septic tank with Upflow Filter)~~

~~Rs.
(Rupees)~~

vii) Security Deposit for Display Board

Rs. 10,000/-
(Rupees)

Ten thousand
only

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.

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. 59,000/- (Rupees fifty nine thousand and

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} a revised plan rectifying the defects mentioned below.

(a) Column positions to be shifted to accommodate carport
for m (6) since it violates due to 3.5m driveway

(b) Two wheeler parking ~~arrangement~~ ^{2 nos.} to be shown in
skit area.

(c) Breakup measurements to be followed in all floor

(d) Terrace floor plan to be drawn correctly. Machine room to be shown above S/G level
in dotted lines.

(e) The ^{words} open terrace to be mentioned in the Sec
in IV floor.

(f) Pebble bed size 1.0 x 1.5m to be mentioned

(g) open terrace to be mentioned in IV floor plan in
blowing plan.

(h) Title Generator room EB room to be deleted
from the legend

- 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.

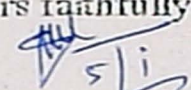
The Licensed Surveyor and Architect shall inform this Authority immediately if the contract between him/them and the owner/developer has been cancelled or the construction is carried out in deviation to the approved plan.

- 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 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 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:

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The issue of Planning Permission depend on the compliance/fulfillment of the conditions/payments stated above. The acceptance by the Authority of the pre-payment of the Development Charges and other charges, etc shall not entitle the person to the planning permission, but only refund of the Development Charges 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.
3. The Commissioner/
Executive Officer,
Town Panchayat/Municipality/
Panchayat Union.

 30/12/23