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

Dr.K.Ravi, Ne. 9, First Cress Street, Trustpuram, Kedambakkam, Chennai-600 024.

Letter No.B1/2966/2003.

Dated: 21.4.2003

Sir,

Sub: CMDA - Area Plans Unity- Planning Permission - Proposed.

construction of Ground Floor + 3 Floors additional Block for Hospital in additions to the existing commercial building and LPG Godewn at S.Ne.83pt and 84pt, Arcet Read, Devi Karumariamman Nagar, Valasarawakam Village - Remittance of charges - Reg.

Ref: 1) PPA received in SBC No. 85/2003, dt. 3.2.2003.

The Planning Permission Application and Revised Plan received in the reference cited for the proposed construction of GF+3F additional Block for Hespital in additions to the existing Commercial Building and LFG Gedewn at S.No.83pt and 84pt, Arcet Read, Devi Karumariamman Nagar, Valasaravakkam

is under scrutiny. To process the application further, you are requested to remit the separate Demand Draft of a Nationalised Bank in Chennai City following by 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 : Rs. 54,000/-Building under Sec. 59 of T&CP Act 1971 (Rupees fifty four thousand only

(after adjusting the DC amount of Rs.2,06,500/-)

ii) Scrutiny Fee / Res/ 7.1.2000 and A8154 dt,22.1.

present demand of Rs. 260500/-

iii) Regularisation charges (Rupees

iv) Open Space Reservation Charges (i.e. equivalent land cost in ligu of the space to be reserved and handed over as per DCR 19 (b)l (VI)19(b)-II (vi)/17(a)(9)

Rs.

ii) Scrutiny Fee

Rg. 9,600/-(Rupees nine thousand & six hundred only)

iii) Openspace Reservation Charges: Rs.Nil. (Since already remitted vide cash Bil A8154, dt. 22.1.2001)

iv) //
v) Security Deposit for the proposed : Rexxx thirty three thousand only)

(after appreting the SD amt. of Approvation paid vide on h Bill No. A8154, dt. 22.1.2001 against the present demand of b. 4,77000 76,000/- (Rupees seventy six

VI) Security Deposit for Septic tank with : NXXXXX theu send enly)

(pffbarFind justing SD amt. of Equip 14000/- paid vide cash bill

No.A8154, dt. 22.1.2001 against the present demand of Xg.

Villa Scoupty Deposit Lordisplay Board play : Rs.

Rs. Nil) (after adjusting MRt0:000/- paid vide Cash Bill Ne.A8154m dt. 22.1.200) against the present demand of E.10,000/-)

## NOTE:

- i) Security Deposit are retundable 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 Der vit 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.
- years from the date of remittance, the Security Deposit shall be forfeited without any flurther 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:
  - 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.
  - 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.

A report in section shall be sent to CMEAN by the Architect/Class-S
Linewood Surveyor who supervises the constitution just before the
constructionsel of the receives of the because to per the resetteed plan.
Similar report shall be real to CMEAN when the building his rejected opto
plants level and themselve every there remains at various stages of the
construction/development contriving that the work or far completed is in
accordance with the approved plan.

The Licensed Surveyor and Architect shall inform this Authority insur-Kurdy if the contrast butteres him them and the contral-feveloper has been executed or the construction to carried out in deviation to the approved plan.

- The enter shall inform CMDA of any sharper of the Licensed Surveyor/Architect the everly appointed Licensed Surveyor/Architect shall also confern to CMDA that he has agreed for supervising the work under reference and infenter the stage of construction at which he has taken now. No Construction shall be carried on during the paried attenuous between the paint of the previous Architect-Lacensed Surveyor and only of the newly appointed.
  - On completion of the construction, the applicant shall intimate CMDA and shall not recopy the building or point it to be eccepted until a completion continue in obtained from CMDA.
  - (ii) White the applicant senior application for service controllers much as Electricary, Water supply, Grunnage, beints should envirous a copy of the completion conflicts arreed by CMDA King with his application tot the concread Department Books' Agreey.
  - to the site and moder reference in transferred by very of Solivit.com or may unber measure to any person before every below of the construction, the pirty shall inform CMDA of such transaction and also the name and address of the persons to whom the sate is transferred instructionly after such transaction and shall bind the personner to those conditions to the pleasing personner.
  - wist). In the Open Speec within the site, trees stoudd be planted and the existing trees proserved to the extent possible.
  - (a) If there is any false abduscant suppression or any microprostations of action the application planning permission will be table for a cancellation and the development made, if any will be trained as unauthorized.
  - x) The new building should have monopile proof over
  - xi) boad tasks and worth.
  - yai) The sanction will be void ablance if the conclines sanctioned above he not complied with

Rain water conservation measures notified by CMDA should be adhered xiii) to strictly: Undertaking (in the format prescribed in Annexure-XIV to DCR) a copy a) 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. Details of the proposed development duly filled in the format enclosed for b) 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. 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. 5) You are also requested to furnish 5 sets of revised plans rectifying the fellowing defects and also to submit the fellowing particulars: i) Site plan and details plans in respect of existing building dimensions and set backs shall be drawn as on sittle conditions. Proposed building dimensions do not tally as on site condition . ii) The Street Alignment and Building Line shall be marked correcting as on site conditions. iii) The Car parking (66 Nes in total) shall be marked in the site plan satisfying the driveway and turning redius requirements. iv) Proposed building dimensions shall be shown in the site plan leaving the ducts and Architectural projections and the said ducts and prohitectural prejections shall be shown in detted line in the site plan. v) Design calculations for sewage treatment plant and detailed drawings for STP shall be furnished. vi) The set backs for LFG godown shall be indicated at both cerners from the site boundary. vii) Slope of ramp shall be shown for the ramp on the Werthern side. viii) The proposed Hospital building shall be provided with anciallay selar assisted Selar heating system and it shall be the plans. shown in ix) In the area statement, floor areas needs marginal cerrections. x) Elevation and cross sectional plans needs marginal xi) Copy of ewnership documents Dec. No.3794/93, duly attested by a Netary Public was not submitted.

xii) Copy of GPA deed executed by Thiru.Ramanayya in favour of Dr. K.Ravi for an extent of 8126 sq. ft. was not furnished.
xiii) Copy of Patta in favour of K.Ravi for S.No.84/14 for an extent of 250 Sq.M. and not fire furnished.

xiv) Copy of GPA deed dt. 9.2.1991 executed by Tvl. K.Rajkumar C.Krishnakumari and K.Saradha Rae in favour of Thiru K.Ravi, duly attested by a Notary Public was not for submitted.

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 DCK, 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 the applicant.

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Yours faithfully,

for MEMBER-SECRETARY.

encl: sopy. of diplay 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.

\*\*\* 6) You are also requested to surrender the original approved plan alongwith Planning Permit and the approved letter as approved vide PP. No.B/Spl.Bldg./21/ A to G /03