

BY REGISTERED POST ACK DUE



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

To  
Dr.K.Ravi,  
No.9, First Cross Street,  
Trustpuram, Kedambakkam,  
Chennai-600 024.

Letter No.B1/2966/2003.

Dated: 21.4.2003

Sir,

Sub: CMDA - Area Plans Unit- Planning Permission - Proposed  
construction of Ground Floor + 3 Floors additional  
Block for Hospital in additions to the existing  
commercial building and LPG Godown at S.No.83pt  
and 84pt, Arcot Road, Devi Karumariamman Nagar,  
Valasaravakkam Village - Remittance of charges - Reg.

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

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The Planning Permission Application and Revised Plan received in the  
reference cited for the proposed construction of GP+3F additional Block  
for Hospital in additions to the existing Commercial Building and  
LPG Godown at S.No.83pt and 84pt, Arcot Road, Devi Karumari-  
ammam Nagar, Valasaravakkam

is under scrutiny. To process the application further, you are requested to remit the  
following by <sup>five</sup> 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. 54,000/-  
(Rupees fifty four thousand only)  
(after adjusting the DC amount of Rs.2,06,500/-)  
paid vide cash bill No.2422, dt. 2.11.99, 3674, dt.
- ii) Scrutiny Fee : Rs. 7,100/-  
(Rupees seven thousand one hundred only)  
against the present demand of Rs.260500/-
- iii) Regularisation charges : Rs. \_\_\_\_\_  
(Rupees \_\_\_\_\_)
- iv) Open Space Reservation Charges : Rs. \_\_\_\_\_  
(i.e. equivalent land cost in lieu of (Rupees \_\_\_\_\_)  
the space to be reserved and handed  
over as per DCR 19 (b)1 (VI)19(b)-II  
(vi)17(a)(9)
- ii) Scrutiny Fee : Rs. 9,600/-  
(Rupees nine thousand & six  
hundred only)



- (ii) 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 in per the stipulated plan. The 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/hers 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 indicate 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 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 the 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 transactions and also the name and address of the persons to whom the site is transferred immediately after such transactions 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 misrepresentation of action the applicant/planning permission will be liable for a cancellation and the development made, if any will be treated as unauthorized.

- (x) The new building should have mosquito proof over

- (xi) head tanks and wells.

- (xii) The sanction will be void ab initio 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.

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) (i) 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 following defects and also to submit the following particulars:

i) Site plan and detailed plans in respect of existing building dimensions and set backs shall be drawn as on site 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 Nos in total) shall be marked in the site plan satisfying the driveway and turning radius requirements.

iv) Proposed building dimensions shall be shown in the site plan leaving the ducts and Architectural Projections and the said ducts and architectural projections shall be shown in dotted 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 corners from the site boundary.

vii) Slope of ramp shall be shown for the ramp on the Northern side.

viii) The proposed Hospital building shall be provided with specially solar assisted solar heating system and it shall be shown in the plans.

ix) In the area statement, floor areas needs marginal corrections.

x) Elevation and cross sectional plans needs marginal corrections

xi) Copy of ownership documents Dec. No.3794/93, duly attested by a Notary 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. <sup>was</sup> not furnished.

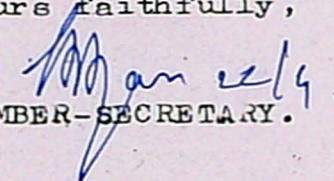
xiv) Copy of GPA deed dt. 9.2.1991 executed by Tvl. K.Rajkumar C.Krishnakumari and K.Saradha Rao in favour of Thiru K.Ravi, duly attested by a Notary Public was not ~~for~~ submitted.

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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 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.

- \*\*\* 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