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BY REGISTERED POST ACK DUE

| From | To |
|---|---|
| The Member Secretary<br>Chennai Metropolitan Development Authority,<br>No.1, Gandhi Irwin Road,<br>Egmore, Chennai-600008. | Thiru S. Gopalakrishnan & Others,<br>No.9/10, G1, Kala Brindavan Apartments,<br>Thalayani Street, West Mambalam,<br>Chennai – 600 033. |

**Letter.No. B3/8365/2015** **Dt. 23.11.2015**

Sir,

Sub: CMDA - Area Plans Unit - 'B' Channel (North) - Planning Permission – Proposed construction of Stilt + 4 floors residential building with 28 dwelling units (availing Premium FSI) comprised in old S.No.1302/1A part, 2B part, 1323/1A1 part, T.S.No.17-47/6, Ward-E, Block No.46 of Korattur village at TNHB Plot No.SH-47, SH-48, SH-49, 25th Street, Korattur, Chennai-600 085 - Remittance of Development Charges & Other charges – Requested - Reg.

Ref: 1. Your PPA received in SBC No.380/2015 dated 15.5.2015
2. G.O.MS No.163, H&UD Dept. Dated 09.09.2009
3. G.O. MS No.86, H&UD Dept. Dated 28.03.2012
4. G.O.MS No.303, H&UD Dept. dt.30.12.13 (TNGG Notification dt.29.01.2014)
5. This office letter even No. dated 04.11.2015 to the SRO, Konnur.
6. Letter No.54/2015 dated 9.11.2015 received from SRO, Villivakkam, Chennai-80

****

The Planning Permission Application received in the reference **1st** cited for the proposed construction of Stilt + 4 floors residential building with 28 dwelling units (availing Premium FSI) comprised in old S.No.1302/1A part, 2B part, 1323/1A1 part, T.S.No.17-47/6, Ward-E, Block No.46 of Korattur village at TNHB Plot No.SH-47, SH-48, SH-49, 25th Street, Korattur, Chennai-600 085 is under scrutiny. To process the application further, you are requested to remit the following by **7 (seven)** 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. You may also remit the following charges and deposits through online gateway payment in Indusind Bank A/c No.100034132198 IFSC Code No.INDB0000328 and inform to the office.

| | | |
|---|---|---|
| i) | Development charges for land and Building under Sec.59 of T&CP Act 1971 | Rs.25,000/-<br>(Rupees twenty five thousand only) |
| ii) | Scrutiny Fee | Rs.1000/-<br>(Rupees one thousand only) |



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| | | |
|---|---|---|
| iii) | Regularisation charges for land | Rs.70,000/-<br>(Rupees Seventy thousand only |
| iv) | Open Space Reservation charges (i.e. equivalent land cost in lieu of the space to be reserved and handed over as per DR Annexure-XX) | - Nil- |
| v) | Security Deposit for the proposed Development | Rs.4,20,000/-<br>(Rupees Four lakhs and twenty thousand only |
| vi) | Security Deposit for Display Board | Rs.10,000/-<br>(Rupees Ten thousand only) |
| vii) | Infrastructure and Amenity charges | Rs.5,70,000/-<br>(Rupees Five lakhs and seventy thousand only) |
| viii) | Premium FSI charges | Rs.57,40,000/-<br>(Rupees Fifty Seven lakhs and Forty thousand only) |

**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 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 penal interest at the rate of 12% per annum (i.e. 1% per 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) The measures stipulated by CMDA for rain water conservation to be adhered.
b) Furnish the letter of your acceptance for the following conditions stipulated by virtue of provisions available under DR 4(2)(b)



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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.



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x) The new building should have mosquito proof for overhead tanks and wells.

xi) The sanction will be void abinitic if the conditions mentioned above are not complied with

xii) Rain water conservation measures notified by CMDA should be adhered to strictly:

a) Undertaking (the format prescribed in Annexure-III to DR) 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 in favour of Managing Director Chennai Metropolitan Water Supply and Sewerage Board, Chennai-2 for a sum of Rs.2,31,000/- (Rupees Two lakhs and Thirty One thousand only) towards water supply and sewerage infrastructure improvement charges (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 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) The issue of Planning Permission depends 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 DR, 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.

7) Undertaking to maintain upflow filter with septic tank in Rs.20/- stamp paper till it is connected with main sewer line.

8) This demand notice (DC advice) pertaining to the proposed construction falls within the jurisdiction of The Commissioner, Chennai Corporation.

9. Also you are requested to furnish 5 copies of revised plan rectifying the following corrections.

1. Site Boundary as on site, patta, TNHB, Orientation sketch to be shown in site plan.
2. Balcony at south west corner is not acceptable.
3. Column size and spacing is not shown in the site plan
4. Area detail requires correction.
5. Tracing of owner's signature is not acceptable.
6. Balcony provided at the staircase is not permissible.



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7. Enclosure wall, gate in the staircase is not permissible.
8. Road width as on site condition is not mentioned in the site plan.
9. Head room to be shown correctly and LMR to be shown as dotted line in the terrace floor plan.

10. Stilt height to be restricted to 3.00m only.
11. Approved demolition plan for the existing building to be furnished.
12. Form of Supervision and Structural Stability Certificate in the prescribed format in Rs.20/- stamp paper ~~should~~ shall be furnished duly notorised.

Yours faithfully,

24.11.25

for MEMBER-SECRETARY.

24/11/25

**Copy to:-**

1. The Senior Accounts Officer
   Accounts (Main) Division
   CMDA, Chennai – 600 006.

2. The Commissioner
   Chennai Corporation, Ch-3

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# Chennai Metropolitan Development Authority
## PLANNING PERMIT
(Sec 49 of T & C. P. Act 1971)

PERMIT No. 11025

Date of Permit 30-08-2016

B/SPL BLDG/187/2016

File No. B3/8365/2015

Name of Applicant with Address Tvl. S. Gopalakrishnan & others 9/10, G-1, Block-2, Kala Brindavan Apartment, Thalayari Street, West Mambalam, Chennai-33

Date of Application 15-05-2015

Nature of Development : ~~Layout/Sub-division of Land~~/Building construction/~~Charge in use of Land~~/Building

Site Address Stilt + 4 Floors Residential Building with 28 Dwelling Units at TNHB Block No.

Division No. SH-47, 48, 49, 25th Street, Korattur, Ch. 85, Indl S. No. 1302/1Ant, 2Bpt 1323/1Aint, T.S. No 17, 47/6, Bk No: 46, Ward-E of Korattur village

Development Charge paid Rs. 25000/- Challan No. B-001650 Date 04-07-16

PERMISSION is granted to the ~~layout/sub-division of land~~/building construction/~~change in use of land~~/building according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

3. The permit expires on 29-08-2019 the building construction work should be completed as per plan before the expiry date. If it is not possible to Complete the construction, request for renewing the planning permit should be submitted to Chennai Metropolitan Development Authority before the expiry date. If it is not renewed before the said date fresh. Planning Permission application/has to be submitted for continuing the construction work when the Development Control Rules that may be currently in force at that time will be applicable. If the construction already put up is in deviation to the approved plan and in violation of rules. Planning permit will not be renewed.

30.8.16

For MEMBER SECRETARY

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பெருநகர சென்னை மாநகராட்சி

**Greater Chennai Corporation**

**RENEWAL**

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

## Building Permission

(1919 ஆம்ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)

(1919 MCMC Act Section 238)

| | | | |
|---|---|---|---|
| கட்டட அனுமதி எண்/ Building Plan No | | திட்ட அனுமதி எண்/Plan Submission No | |
| CEBA/WDCN07/00128/2019 | | B3/8365/2015 - 30/03/2016 | |
| மண்டலம் / Zone | கோட்டம் / Ward | அனுமதி நாள் / Approval Date | மனுபெறப்பட்ட நாள்/ Application Date |
| N07 | N083 | 25/06/2019 | 25/06/2019 |
| மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address | | S. GOPALAKRISHNAN AND OTHERS-TNHB, BLOCK NO:SH-47,SH-48,SH-49, 25TH STREET, KORATTUR, CHENNAI-600080. | |
| மேம்பாட்டு தன்மை / Service Type | | CMDA Proposal- only for Building Permit | |
| மனை அமைவிடம் / Plot address | | Door No:TNHB BLOCK SH47,48,49,Block No:46,Plot No:-, Survey No:TS.NO:17-47/6 WARD-E,25TH STREET, KORATTUR,Korattur, CHENNAI, 600080 | |
| Building License Fees | | | 190000 |
| Road cut charges - CMWSSB SEWERAGE | | | 4000 |
| Road cut charges - CMWSSB, WATER | | | 9000 |
| Road cut charges - TNEB | | | 9000 |
| Scrutiny Fees | | | 600 |
| மொத்தக் கட்டணம்/ Total (In Rs.) | | | 212600 |

Amount (in words): Rupees Two Lakh Twelve Thousands Six Hundred Only

M.W.G.W.F. DD Details : DD Number: 079462 Amount: 500 Rs. Date:30/04/2019 Bank:KARNATAKA BANK LTD.

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Sanctioned for CMDA Proposal- only for Building Permit Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

இந்த அனுமதி 24/12/2019 ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி முடிவு நாள் 24/06/2022

This Sanction will expire if the construction is not started with in 24/12/2019

If Construction started Building Permit is valid up to 24/06/2022

25/06/19

Assistant Executive Engineer (T.P.)

25/6/19

Executive Engineer (T.P.)

25/6/19 Supdt

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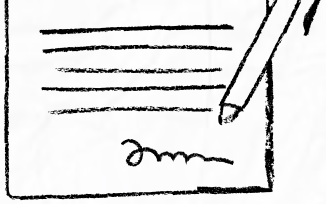

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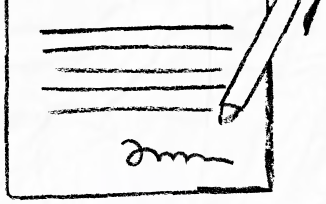

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