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Chennai Metropolitan Development Authority

PLANNING PERMIT

(Sec 49 of T & C. P. Act 1971)

PERMIT No. 9582 Date of Permit 29-6-16

B/Spl. Bldg/144 A-E/2016

File No. BC/788/15.

Name of Applicant with Address Tmt. Sheerin Farhana Hussain & others, 5, Rutland gate 4th Nungambakkam street, ch-6

Date of Application 9/1/15

Nature of Development : ~~Layout/Sub-division of Land~~/Building construction/~~Charge in use of Land/Building~~ BF + GF + 3 floors shop

Site Address D.no.8, Thiyagaraya road, T.Nagar, ch-17 comprised in T.S.No. 6542/1, Block No. 140 of T.Nagar village

Division No.

Development Charge paid Rs. 87,000/- Challan No. B00766 Date 23/3/16

✓ 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 28-6-19

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.

30/6/16

For MEMBER SECRETARY

28/6/16

BY REGISTERED POST ACK DUE

From	To
The Member Secretary Chennai Metropolitan Development Authority, No.1, Gandhi Irwin Road, Egmore, Chennai-600008	Tmt. Sheerin Farhana Hussain & others New No.5 (Old No.2), Rutland Gate 4th Street Nungambakkam Chennai 600 006

Letter No.BC1/788/2015 **Dated 15.3.2016**

Sir,

Sub: CMDA - Area Plans Unit - 'B' Channel (Central) - Planning Permission for the proposed construction of Basement Floor + Ground Floor + 3 floors shop building at Door No.8, Thiyagaraya Road, T. Nagar, Chennai 600 017 comprised in T.S. No.6542/1, Block No.140 of T. Nagar village - Remittance of Development Charges & Other charges - Requested - Reg.

Ref: 1. Your PPA received in SBC No.26/2015 dated 9.1.2015
2. G.O. MS No.86, H&UD Dept. Dated 28.03.2012
3. G.O. Ms. No.303, H&UD Dept. dated 30.12.2013 (TNGG Notification dated 29.1.14).
4. Your letter dated 15.12.15.

The Planning Permission Application and Plan received in the reference 1st cited for the proposed construction of Basement Floor + Ground Floor + 3 floors shop building at Door No.8, Thiyagaraya Road, T. Nagar, Chennai 600 017 comprised in T.S. No.6542/1, Block No.140 of T. Nagar village is under scrutiny. To process the application further, you are requested to remit the following by **6 (six)** 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 or you may also remit the following charges & deposits through online gateway payment in Indusind Bank A/c. No.100034132198 IFSC Code No.INDB0000328 and inform to this office.

i)	Development charges for land and Building under Sec.59 of T&CP Act 1971	Rs. 87,000/- (Rupees eighty seven thousand only)
ii)	Scrutiny Fee	Rs. 1,600/- (Rupees one thousand and six hundred only)
iii)	Regularisation charges for land	/ DNA /
iv)	Open Space Reservation Charges (i.e. equivalent land cost in lieu of the space to be reserved and hand over as per DR Annexure XX)	/ DNA /
v)	Security Deposit for the proposed Development	Rs.7,40,000/- (Rupees seven lakhs and forty thousand only)

vi)	Security Deposit for Septic Tank with upflow filter	//N.A.///
vii)	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten thousand only)
(viii)	Infrastructure and Amenity charges	Rs. 8,52,000/- (Rupees eight lakhs and fifty two thousand only)
ix)	Premium FSI Charges	/ nil /
x)	Flat day Charges	Rs.500/- (Rupees five hundred only) To be paid by cash.

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 6% per annum (i.e. 0.5% per month) for item No. viii and for other items 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). If the due date for payment of charges to CMDA falls on public holidays, the next working day shall be taken as due date.

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)

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 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 drawn in favour of **Managing Director, Chennai Metropolitan Water Supply and Sewerage Board**, Chennai – 600 002, for a sum of Rs.4,07,000/- (Rupees four lakh and seven thousand only) 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 of 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) This Demand Notice (DC Advice) pertaining to the proposed construction fall within the jurisdiction of Greater Chennai Corporation.

8) You are requested to furnish 5 copies of revised plan rectifying the following corrections:

a) Not tallying with ramp length for B.F and physically challenged persons ramp to Ground Floor. Section details for Ramp and retaining wall around the site and inside the site not shown.

b) Certificate from technical consultant for puzzle parking and detailed plan for puzzle parking to be furnished.

c) Clear motorable driveway (ramp) for B.F. 1 in 8 slope to be provided.

d) Special provision for physically challenged persons in terms of 10% surface parking, WC, 0.75 & 0.90 cm hand rail, door for WC 0.90 m width to be provided.

e) Structural stability certificate in the prescribed format to be furnished.

f) Road width as on site condition to be shown in the site plan.

g) All the column size and its spacing to be mentioned in the Basement floor.

h) Elevation and section requires correction.

i) Area detail to be mentioned correctly.

j) In terrace floor plan, a portion has to be shown as "Low Terrace".

k) Certificate from Thasildar stating that the site under reference is not a water body/not a poromboke land/not covered under land ceiling/not covered under land acquisition is to be furnished.

l) 1/3rd of the terrace floor area to be provided with solar photo voltaic system

m) Ventilators to toilets and room to be shown.

Yours faithfully,

for MEMBER-SECRETARY.

16/3/16

Copy to:-

1. The Chief Accounts Officer
   Accounts (Main) Division
   CMDA, Chennai - 600 008
2. The Commissioner
   Greater Chennai Corporation, Chennai-3.



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