

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008

CAUTION NOTICE

- * CAUTION NOTICE is hereby issued for the deviated / unauthorised construction at Door No. 374, Mint Street, Sowcarpet, Chennai 600 001. Due to non provision of fire safety measures structural stability certificate and unauthorised floors it is hereby declared the building under reference is unsafe and all the occupants are advised to vacate their premises occupied in the building under reference.
- * CMDA has initiated Enforcement Action under the Section 56 & 57 read with Section 85 of the Town and Country Planning Act, 1971, as amended by Act 61 of 2008 requiring Locking & Sealing and Demolition of the construction carried out / completed in-contravention to the Planning Permission granted under Section 49 of the said Act and construction of unauthorised floors without obtaining Planning Permission required u/s 49 of the Act against the deviated / unauthorised construction at Door No. 374, Mint Street, Sowcarpet, Chennai 600 001.
- * Planning Permission issued by Corporation of Chennai on 26.11.2010 for Stilt + 2 floors office cum residential with 3 dwelling units. Now the building constructed for GF+4 floors commercial with 80 shops and 4 dwelling units.
- * Locking, Sealing and Demolition Notice issued by CMDA. Planning Permission for regularization of existing building was refused by CMDA.
- * De-occupation notice issued by CMDA requesting the owner and all occupiers to discontinue the use of building. TANGEDCO and CMWSSB have been addressed for disconnection of all service connections (power and water supply) to the building under reference with immediate effect, as no Completion Certificate obtained from CMDA.
- * Appeal Committee in H&UD Dept. rejected the appeal due to several violations and defects in plan besides encroachment on to the public road and non furnishing of NOC from DF&RS, Traffic Police and Structural Stability certificate.
- * Commissioner of Police is also being addressed by CMDA to provide necessary help to vacate all the occupants from the building. The owner has not applied completion certificate for obtaining service connections and CMDA has not issued Completion certificate for the building under reference
- * Corporation of Chennai is also addressed not to assess property tax for the building under reference and for Planning Permission issued by Corporation of Chennai may be revoked. Further Corporation of Chennai is also requested to cancel trade licences which have been issued to all shops in the building under reference and to take necessary enforcement action including discontinuance of occupiers as per the provisions in the MCMC Act 1919.
- * Those acquiring interest in the said development / construction may treat this as Notice served on them.
- * Please check with CMDA before buying flats/plots. For information about approved layouts/flats, kindly contact the Information Counter in CMDA or contact the Enforcement Cell officials, CMDA. Call for Completion Certificate before making payment.
- * Further information Log on to CMDA web site www.cmdachennai.gov.in

Sd/xxxxx 13.2.2015
MEMBER-SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY
No.1, GANDHI IRWIN ROAD,
EGMORE, CHENNAI-600 008.