


**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,

Egmore, Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

 E-mail: [mcmda@vsnl.com](mailto:mcmda@vsnl.com)

 Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)
CAUTION NOTICE

- \* CAUTION NOTICE is hereby issued for the deviated / unauthorised construction of Stilt floor +4 Floors + 5<sup>th</sup> floor(pt) + 6<sup>th</sup> floor (pt) of Residential building with 8 dwelling units completed as against the approved plan issued by CMDA in Lr.No. B3/13617/10 & B/Spl.Bldg./08/2011 dt.10.01.2011 for the construction of Stilt floor + 4 Floors with 8 dwelling units at New Door No.19 & 21, Old Door No.7 & 8 Astabujam Street, Choolai, Chennai and hereby cautioned and advised all the occupants to vacate their premises occupied in the building under reference immediately.

- \* 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. at New Door No.19 & 21, Old Door No.7 & 8 Astabujam Street, Choolai, Chennai.

The deviations/violations with reference to approved plan are;

S.No	Description	As per approved plan	As on site	Deviations /violations
1.	Dimension of the building Length Width	25.75m 5.50 m	39.0m 7.60m	Excess by 13.25m 2.10m
2.	Set back details	6.28m	Nil	Less by 6.28m
	Rear setback	6.384m	0.9m	Less by 5.484m
	Side setback	1.084m	Nil	Less by 1.084m
3.	No.of Floors	Stilt+4 Floors	Stilt+4 Floors+5 <sup>th</sup> Floor (pt) + 6 <sup>th</sup> floor (part)	Unauthorised 5F(pt) ) + 6 <sup>th</sup> floor (part)
4.	Floor Space Index	1.485(420.38 sq.m)	4.45(1258.65 sq.m)	Excess by 2.97 (838.27sq.m)

Additional unauthorised Floors: 5th Floor (pt) and 6th floor (part)

The building comprised of unauthorised construction of 5th floor(pt) and 6th floor (part) and deviations from stilt floor to 4th floor with respect to approved plan. The building



violates in respect of Development Regulations norms viz Floor Space Index, Dimension of the building, setback on all sides, height of the building and parking. Further, the category of the building also changed as MSB from Special building.

- \* Action on revocation of Planning Permission issued by CMDA in Lr.No. B3/13617/10 & B/Spl.Bldg./08/2011 dt.10.01.2011 for the construction of Stilt floor + 4 Floors with 8 dwelling units at New Door No.19 & 21, Old Door No.7 & 8 Astabujam Street, Choolai, Chennai is being taken.
- \* Locking, Sealing and Demolition Notice dt.5.4.2013 issued by CMDA.
- \* Planning Permission for regularization of existing building refused by CMDA in letter dt.17.6.2013.
- \* De-occupation notice dt.20.11.2014 issued by CMDA requesting the owner and all occupiers to discontinue the use of building. . The owner has not applied completion certificate for obtaining service connections and CMDA has not issued Completion certificate for the building under reference.
- \* TANGEDCO and CMWSSB have been addressed for all service connections (power and water supply) to the building under reference may be disconnected with immediate effect as no Completion Certificate obtained from CMDA.
- \* Corporation of Chennai is also addressed not to assess property tax for the building under reference and action for revocation of Planning Permission issued by CMDA is being taken
- \* 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](http://www.cmdachennai.gov.in)

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