

From

To

The Member-Secretary  
Chennai Metropolitan  
Development Authority  
Thalamuthu Natarajan  
Maaligai  
No. 8 Gandhi Irwin Road,  
Chennai - 600 003

THIR. P. PALANIAMMAL  
No. 254/3 GST Road, Mahalakshmi  
Colony - Chrompet, Chennai- 44

Letter No: B1/23073/96

Dated: 6-1-97

Sir,

Sub: MMDA - APU - PP - proposed construction of G+2 floors residential building with 48 Dwelling units in 3 blocks at S.No.15/1A2 of Selaiyur village remittance of DC and other charges.

Ref: PPA received in SEC No.1381/96 dated 18.9.96.

The Planning Permission Application & Revised Plan received in the reference first cited for the proposed construction of G+2 floors residential building with 48 dwelling units in 3 blocks at S.No.15/1A2 of Selaiyur village.

is under scrutiny. To process the application further, you are requested to remit the following by four.. separate Demand Drafts of a Nationalised Bank in Madras City drawn in favour of Member-Secretary, MMDA, Madras-3 at Cash Center (between 10.00 A.M. and 4.00 P.M.) in MMDA and produce the duplicate receipt to the Area Plans unit (B channel), Area Plans unit in MMDA.

i) Development charge for land and building under sec. 59 of the T&CP Act 1971

Rs. 8400/-  
(Rupees eight thousand four hundred only)

ii) Scrutiny fee

Rs. 3800/-  
(Rupees three thousand eight hundred only)

6-1  
5-2  
5-3  
5-4

84x2  
168

iii) Regularisation charge

Rs. --

iv) Open space Reservation charges (i.e. equivalent land cost in lieu of the space to be reserved and handed over as per DCR 19(a) (iii) 19b I.V. 13 19b-II(vi) /17 (a) -9)

Rs. --

v) Security Deposit (for the proposed Development)

Rs. 1,67,000/-  
(Rupees one lakh sixty seven thousand only)

vi) Security Deposit (for septic tank with upflow filter)

Rs. 48,000/-  
(Rupees forty eight thousand only)

(Security Deposit are refundable amounts without interest on claim, after issue of completion certificates by CDDA. If there is any deviation/ violation/ change of use or any part or whole of the building/site to the approved plan SD will be forfeited)

2. Payments received after 30 days from the date of re issue of this letter attract interest at the rate of 12% per annum (ie. 1% per annum) 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)

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) Furnish the letter of your acceptance for the following conditions stipulated by virtue of provisions available under DCR 2(b) ii:-

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

.3/-

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 to writing shall be sent to Chennai Metropolitan Development Authority 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 Chennai Metropolitan Development Authority when the building is has reached upto plinth level and whereafter 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 Madras Metropolitan Development Authority of any change 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 exit of the previous Architect Licensed Surveyor and entry of the new 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 Chennai Metropolitan Development Authority.

vi) While the applicant makes application for service connection such as Electricity, Water supply, sewerage he should enclose a copy of the completion certificate issued by CMDA along with his 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 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 these 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 mis representations of facts in the application, planning permission will be liable for cancellation and the development made, if any will be treated as unauthorised.

- x) The new building should have mosquito proof over-head tanks and wells;
- xi) The sanction will be void ab initio, if the conditions mentioned above are not complied with;
- xii) Rainwater conservation measures notified by CMDA should be adhered to strictly;
- (a) Undertaken (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 owner, 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.

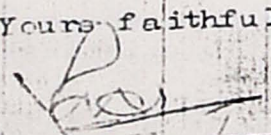
5. The issue of planning permission depends on the compliance/fulfilment of the conditions/payments stated above. The acceptance by the Authority of the Prepayment of the Development charge and other charges etc., shall not entitle the person to the planning permission but only refund of the Development charge and other charges (excluding scrutiny fee) in cases 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 reason provided the construction is not commenced and claim for refund is made by the applicant.

6. Septic tank and upflow filter design and calculations were furnished without indicating the installation of motor. Since there is space in the middle block it shall be located there.

7. The side set back shown in the plan is not at the critical points. Therefore SSB measurements should be indicated at critical points in the revised plan.

8. Revised plans should be furnished without ink corrections and colour pencil writing.

Yours faithfully,

  
for MEMBER SECRETARY

Encl:

Copy to:

1. Senior Accounts Officer, (Accounts Main) Division, CMDA, Chennai - 600008.
2. The Commissioner of Chennai, First floor, East wing, CMDA Building, Chennai - 600008.
9. Septic tank and upflow filter design should be duly signed by Class I as 3.