

BY REGD. POST WITH ACK. DUE

From

THE MEMBER-SECRETARY,
Chennai Metropolitan
Development Authority,
No.8, Gandhi-Irwin Road,
Chennai-600 008.

To

Thiru C. Krishnan, President,
115, Five Star Apartments
Building Committee,
Padikuppam, Road, Anna Nagar West,
Chennai:600 040.

Letter No: B3/23892/96

Dated: 5.3.97.

Sir/Madam,

Sub: CMDA - Area Plans Unit - Proposed
additional construction in Tamil
Nadu Housing Board flats at (Five
Star Apartments) Block No.115,
Padikuppam Road, Anna Nagar Western *EXT*
in R.S.No.167 part, 168 part and 169
Chennai-40 - Remittance of Development
Charge and Other Charges - Requested
Regarding.
Ref: Your PPA received in SBC No.1446/96,
dated 30.9.96.

The planning permission application received in
the reference cited for the proposed additional construction
in Tamil Nadu Housing Board flats (five star apartments) at
Block No.115, R.S.No.167 part, 168 part and 169 part, Padi-
kuppam Road, Anna Nagar West Extension. is under scrutiny.

To process the application further, you are requested to
remit the following by **Three** separate Demand Drafts of a
Nationalised Bank in Chennai City drawn in favour of Member-
Secretary, CMDA, Chennai-600 008 at Cash Counter (between
10.00 A.M. and 4.00 P.M.) in CMDA and produce the duplicate
receipt to the Area Plans Unit, ' B ' Channel, Area Plans
Unit in Chennai Metropolitan Development Authority.

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| i) Development charge for
land and building under
Sec.59 of the T&CP Act,
1971. | Rs. 4300/- (Rupees four
thousand and three
hundred only) |
| ii) Scrutiny Fee | Rs. 400/- (Rupees four
hundred only) |
| iii) Regularisation charge | Rs. — |

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| 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./18 19b-II (vi)/17(a)-9). | Rs. — |
| v) Security Deposit (for the proposed Development) | Rs. 27,000/- (Rupees XXXXX twenty seven thousand only) |
| vi) Security Deposit (for Septic Tank with upflow filter) | Rs. — |

(Security Deposits are refundable amounts without interest on claim, after issue of completion certificates 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).

2. Payments received after 30 days from the date of issue of this letter will attract interest at the rate of 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).

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 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. In cases of Multi-storeyed buildings, both qualified Architect and a qualified structural Engineer who should also be a Class-I Licensed Surveyor shall be associated and the above informations to be furnished.

- iii) A report in 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 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 Chennai 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 misrepresentations 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) Undertaking (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 undertaking 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. Display of the information at site is compulsory in cases of Multi-storeyed buildings, special buildings and Group Developments.

5. The issue of Planning Permission depend 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. **Furnish Indemnity bond in favour of all flat owners and Affidavit in the favour of Thiru C. Krishnan.**

Yours faithfully,
R. J. Arin de Silva
for MEMBER-SECRETARY. 297

- Copy to:
- 1) The Commissioner,
Corporation of Chennai,
Chennai-600 008.
 - 2) The Senior Accounts Officer,
Accounts (Main) Division,
CMDA, Chennai-600 008.

RL
713/97