BY REGD. POST WITH ACK. DUE

From

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

To Thiru Couthamohand, No. 11, Rosary Church Road, Mylapore, Chennai-600 004.

Letter No. 03/25438/9.6

Dated: 29.10.96



Sir/Hadem,

Sub: HMDA-- CMDA - APU - MSB - PP - Proposed construction of BF+GF+6 floors building at S.No. 357/19 & 25, Block No. 20, Poor No. 193 & 194, Peters Road, Chennai - Remittance of DC, SF & SD - Regarding.

Ref: 1. Your PPA dt. 26.10.95. 2. Govt.Lr.(MS) No. 425, H&UD (UDI) Dopt., dt. 1.10.96.

The Planning Permission application received in the reference 1st cited for construction of Besement Floor + Ground Floor + 6 floors building at S.No. 357/19 & 25, Block Ne. 20, Door No. 193 & 194, Peters Road, Chennai is under scrutiny.

To process the application further, you are requested to separate Demand Drafts of a remit the following by 3 Nationalised Bank in Madras City drawn in favour of Member-Secretary, MDA, Madras-8 at Cash Counter (between 10.00 A.M. and 4.00 P.M.) in MDA and produce the duplicate receipt to the Area Plans Unit, L&M' Channel, Area Plans Unit in MMDA.

- i) Development charge for land and building under Sec.59 of the T&CP Act, 1971.
- Rs. 42,000/-(Rupees forty two thousand only)

ii) Scrutiny Fee

Rs. 14,400/-(Rupees fourteen thousand and four hundred only)

111) Regularisation charge

Rs.

(: Rs.

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./18 19b-II (vi)/17(a)-9).

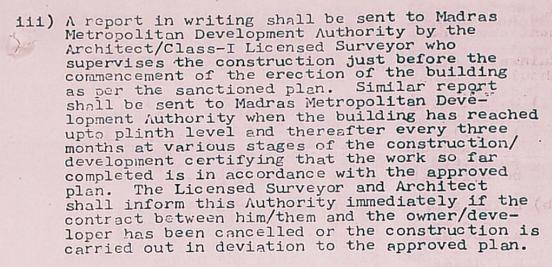
(M) Security Deposit (for the proposed Development)

Rs. 7,17,200/-(Rupees seven lakhs seventeen thousand and two hundred only)

vi) Security Deposit (for Septic Tank with upflow filter)

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

- 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 conlectable 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 devia-tion 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 bove informations to be furnished.



- 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 MMDA 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 MMDA and shall not occupy the building or permit it to be occupied until a completion certificate is obtained from Madras 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 MMDA 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 MMDA 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 acts 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 abinitio, if the conditions mentioned above are not complied with.
- xii) Rainwater conservation measures notified by MMDA 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 accentance y 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.

Yours faithfully,

for MEABER-SECRETARY.

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Encl.

Corporation of Madras, Chennai-600 008.

2) The Senior Accounts Officer, Accounts (Main) Division, MMDA, Chennai-600 008.