

BY REGD. POST WITH ACK. DUE.

From

The Member-Secretary,
Chennai Metropolitan
Development Authority,
No.8, Gandhi-Irwin Road,
Chennai-600 008.

To

Thiru R. Shankar,
No.3D, Parijath Apartments,
No.23, Coats Road,
T. Nagar,
Chennai-600 017.

Letter No. B1/30212/97(2)

Dated: 28.1.1998.

Sir,

Sub: CMDA - Area Plans Unit - Planning
Permission - Proposed construction
of Ground Floor + 3 Floor Residential
building with 30 Dwelling unit at
Door No.46/1, Velachery Road, Chennai,
S.No.390/2, 390/3, 390/4, 390/5 of
Velachery - Particulars and Remittance
of D.C. and other charges - Requested -
Regarding.

Ref: 1. PPA received in SBC No.1451/97,
dt. 18.12.97.
2. This office Lr. even No. dt.23.12.97.
3. High Court Order dt. 1.12.97 W.P.No.
16659 and 16660/97.

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The Planning Permission application received in the
reference first cited for the proposed construction of Ground
Floor + 5 Floor Residential building with 30 Dwelling unit at
Door No.46/1, Velachery Road, S.No.390/2, 390/3, 390/4 and
390/5 of Velachery is under scrutiny.

To process the application further, you are requested to
remit the following by five 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. 56,700/-
(Rupees Fifty six thousand
and seven hundred only) |
| ii) Scrutiny Fee | Rs. 5,000/-
(Rupees Five thousand only) |
| iii) Regularisation charge | Rs.28,500/-
(Rupees Twenty eight thousand
and five hundred only) |

p.t.o.

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. 2,24,000/- (Rupees Two lakhs and twenty four thousand only)
vi) Security Deposit (for Septic tank with upflow filter)	Rs. —
vii) Security Deposit for Display Board.	Rs. 10,000/- (Rupees Ten thousand only)

(Security Deposit 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. Security Deposit for display board is refundable when the display board as prescribed with format is put up into site under reference. In case of default Security Deposit will be forfeited and action will be taken to put up the display board).

2. Payments received after 30 days from the date of issue of this letter 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. **IN THIS SPECIFIC CASE YOU MUST IMMEDIATELY FURNISH THE REVISED PLAN AND PARTICULARS LISTED IN PARAS 6 & 7 AND RESUBMIT THE**

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:-

1) 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;

**** AMOUNT LISTED IN PARA 1 ABOVE, ON OR BEFORE 6.2.1999 SO THAT FINAL ORDERS IN THE MATTER COULD BE PASSED AND ORDERED BY THE COURT.**

p.t.o.

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- 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.
- 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 CMDA 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 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 CMDA.
- 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 those conditions to the planning permission.
- viii) In the Open space within the site, trees should be planted and the existing trees prescribed 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.

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- 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 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 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 depend on the compliance/fulfilment of the conditions/payments stated above. The acceptance by the Authority of the pre-payment 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. You are also requested to furnish revised plan/documents rectifying the following defects:

- a) Notarised GPA deed ^{was} executed in favour of the power agent Thiru R. Shankar. Therefore Affidavit, Indemnity Bond and undertaking deed should be signed by all the land owners;
- b) In the plan, road widening portion has been shown as 3 mts. But as per DCR no land is required to be left for road widening and by leaving this it does not improve the width of the abutting road. Hence ^{such} leaving spaces along roads are not acceptable. It should be deleted from the plan.
- c) The plan at ground floor level near lobby on the south-east is not reflecting the first floor level.
- d) The shape of the building has not been correctly shown and proposal coloured properly in the site.

Encl.

Yours faithfully,
[Signature]
 for SECRETARY.

- Copy to: 1) The Senior Accounts Officer,
 Accounts (Main) Divn., CMDA, Chennai-8.
- 2) The Commissioner,
 Corporation of Chennai,
 CMDA, Chennai-600 008.

[Handwritten]
 28/11/98

*plan; and

7. Metro water clearance should be furnished before getting planning permission.