BY REGD. POST WITH ACK. DUE.

From

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

R. Subramanian, No.2, Maharani Chinnembal Road, Chennai 600 018.

Letter No. B2/15383/97

Dated: 12.9.97

Sir,

Sub: CMDA - APU - PP - Construction of G+2F (2 Block) G+FF (2 block) of residential building cum Dep. Store at T.S.No. 29/4,5, T.S.No.30, Block No.6, Venketapuram Village, D.No. 19, Velachery High Road, Guindy, Chennai - Remittance of charges -Regarding.

To

Ref: Your PPA dt. 3.7.97.

The planning Permission application am received in the reference 1st cited for construction of Ground + 2 floors (2 Blocks) Ground + 3 floors (2 Blocks) of residential cum Departmental Store at T.S.No. 29/4,5, T.S.No.30, Block No.6, Venket apurem Village, D.No.19, Velachery High Road, Guindy Chennal is under scrutiny.

To process the application further, you are requested to remit separate Demand Drafts of a the following by 4 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.

- i) Development charge for land and building under Sec.59 of the T&CP Act,
- 1971.
- ii) Scrutiny Fee
- iii) Regularisation charge

Rs. 56,000/-(Rupees fifty six thousand only)

Rs. 6,000/-(Rupses six thousand only)

0 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).

Rs. -

v) Security Deposit (for the proposed development)

Rs. 2,78,000/(Rupees two lakhs seventy
eight 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 forefeited. 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 forefeited 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.
 - 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:-
 - 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.
- 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 acts in the application, planning permission will be liable for cancellation and the development made, if any will be treated as unauthorised.

-4-

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.
 - c) You are also requested to fornish Revised Plan Complying following.

1) The Balcony projection shown at Ground Floor of Block C is to be correctly deciden drawn

ii) In Block A, the transfer roof proposed at front is to be restricted to 1mt. (exceeds the meximum a fraissible height of 1m) above the top most every roof level.

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.

.. d) Reconstitution deed with wigh signature of witnesses.

Yours faithfully,

for MEMBER-SECRETARY.

Encl. Albja

Copy to: 1) The Senior Accounts Officer, Accounts (Main) Division, CMDA, Chennai-8.

2) The Commissioner, Corporation of Chennai, CMD, Chennai-600 008.