

BY REGD. POST WITH A.C. O.S.

From

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

To

G. Kasturi Raja,
1F Block No.47,
Anna Nagar, Chennai-600 040.

Letter No: **12/18836/98**

Date: **5.10.98.**

Sir/Madam,

Re: **CMDA - Area Plans Unit - Planning
Permission - Construction of Ground
+ 3 Floor Residential Building
(4 Dwelling Unit) at R.S.No.628/17,
Block No.38, Mungambakkam, Door No.4,
P.M.E. Colony, Mahalingapuram, Chennai
Residence of Development Charge and
Other Charges - Regarding.**

Ref: **PPA received in SEC No.767/98, dated
14.9.98.**

The planning permission application received in the
reference cited for the construction of Ground + 3 Floor
Residential Building (4 Dwelling Unit) at R.S.No.628/17,
Block No.38, Mungambakkam, Door No.4, P.M.E. Colony,
Mahalingapuram, Chennai is under scrutiny.

To process the application further, you are requested to
remit the following by separate Demand Drafts of a
Nationalized 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, Chennai. Area Plans
Unit, Chennai Metropolitan Development Authority.

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| i) Development charge for land
and building under Sec.59
of the DMR Act, 1971- | | Rs. 9,100/- (Rupees nine
thousand and three
hundred only) |
| ii) Secretary Fee | | Rs. 50/- (Rupees eight
hundred and fifty only) |
| iii) Regularisation charge | | Rs. — |



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| iv) Open Space Reservation charges (i.e. equivalent land cost in lieu of the spaces to be reserved and located over as per DCR 19(5)(iii), 198-T.V./10, 198-31 (vi)(ii)(c)-(9)). | Rs. — |
| v) Security Deposit (for the proposed development) | Rs. 20,000/- (Rupees eight thousand only) |
| vi) Security Deposit (for Septon tank with upflow filter) | Rs. — |
| vii) Security Deposit for Display Board. | Rs. 10,000/- (Rupees ten thousand only) |

(Security Deposit and refundable amounts without interest on claim, after issue of completion certificate 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 attracts 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 vi) (a) of provisions available under DCR 19(5)(i):
 - i) The construction shall be undertaken as per sanctioned plan only and no deviation from the plan should be made without prior sanction. Construction done in deviation is liable to be demolished.
 - ii) In case 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 name/address and consent letters should be furnished.

- 141) A report to writing shall be sent to Chennai Metropolitan Development Authority by the Architect/Class-1 Licensed Surveyor who supervises the construction 150 days 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 sub-ground 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/then and the owner/developer has been cancelled or the construction is carried out in deviation to the approved plan.
- 142) The owner shall inform Chennai Metropolitan Development Authority of any change of the licensed Surveyor/Architect. The newly appointed Licensed Surveyor/Architect shall also inform 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.
- 143) While the applicant makes application for various 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.
- 144) 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.
- 145) 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 person to whom the site is transferred immediately after such transaction and shall bind the purchaser to these conditions to the planning permission.
- 146) In the Open Space within the site, trees should be planted and the existing trees preserved to the extent possible:
- 147) If there is any false statement, exaggeration or any misrepresentations of facts in the application, planning permission will be liable for cancellation and the development work, if any will be treated as unauthorized.
- 148) The new building should have mosquito proof over head tanks and wells.

vi) The services will be void ab initio, if the conditions mentioned above are not complied with.

vii) Main water conservation measures notified by CMIA should be adhered to strictly.

- a) Undertaking in the format prescribed in Annexure-XIV to RCR, a copy of it enclosed in Bg. 10/- Stamp paper duly executed by all the land owner, CPA 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.

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5. The issue of Planning Permission depends on the compliance/fulfilment of the conditions/requirements 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 (including Security Fee) in case of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of RCR, which has to be complied before getting the planning permission or any other reasons provided the construction is not commenced and claim for refund is made by the applicant.

6. You are requested to furnish Revised Plan mentioning S.No. as per points in the title of the plan.

Yours faithfully,
Dr. Rajesh Chandra Singh
For Assistant-Commissioner

21-Copy of Display format.

By: 1) The Senior Accounts Officer,
Accounts (Main) Div., CMIA, Chennai-6.

2) The Commissioner,
Cooperation of Chennai,
CMIA, Chennai-600 006.