

NY REGD. POST WITH ACK. DUE.

From

The Member-Secretary,  
Chennai Metropolitan  
Development Authority,  
No. 8, Gandhi-Draida Road,  
Chennai-600 000.

To

Tnt. Kannaia Rajaram and Others,  
C/o. Tnt. Bhavani,  
8/12, Thambiah Road Extension  
West Madhavai,  
Chennai-600 000.

Letter No. 82/20416/98

Dated: 20.11.98

Sir/Madam,




Sub: CMAs - APD - PP - Construction of 2<sup>nd</sup>  
+ 3 floors of residential building with  
8 dwelling units at S.No. 21, 12th Cross  
Street, Indira Nagar, T.S.No. 39, S.No. 9  
of Kalikundram - Remittance of DC and  
other charges - Requested- Regarding.

- Ref: 1) DDA received in SDC No. 688/98, dt.  
5.10.98  
2) Your Revised Plan dt. 20.11.98.

The planning permission application and Revised  
Plan received in the references cited for the construction of  
Ground Floor + 3 floors of residential building with 8 dwelling  
units at S.No. 21, 12th Cross Street, Indira Nagar, T.S.No. 39  
S.No. 9 of Kalikundram is under scrutiny.

To process the application further, you are requested to  
submit the following by three separate Demand Drafts of a  
Nationalized Bank in Chennai City drawn in favour of Member-  
Secretary, CMDA, Chennai-600 000 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 ' Chennai. Area Plans  
Unit, Chennai Metropolitan Development Authority.

- |   |  |
|---|--|
| 1) Development charge for land<br>and building under Sec. 22<br>of the DDC Act, 1971. | Rs. 10,000/-<br>(Rupees ten thousand only) |
| 11) Secretary Fee   | Rs. -                                      |
| 111) Registration charge  | 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 10(A)M 2011, 198-E-V, 18, 198-II (2011/17(a)-9).	Rs. - 
v) Security Deposit (for the proposed development)	Rs. 40,000/- (Rupees forty 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 certificate by MHA. If there is any deviation/ violation/charge 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 if interest is collectable for Security Deposit).

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 2/6/11:-
  - 1) The construction shall be undertaken as per mentioned plan only and no deviation from the plans should be made without prior sanction. Construction done in deviation is liable to be demolished.
  - 11) 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/address and consent letters should be furnished.



- iii) A report in writing shall be sent to Chennai Metropolitan Development Authority by the Architect/Classed Licensed Surveyor who supervising 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/classed certifying that the work as 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 indicate 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) 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.
- vi) On completion of the construction the applicant shall detest CMDA and shall not occupy the building or permit it to be occupied until a completion certificate is obtained from CMDA.
- 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:
  - 1a) If there is any false statement, suppression or any misrepresentation of facts in the application, planning permission will be liable for cancellation and the development made, if any will be treated as unauthorized.
  - 2) The new building should have good quality proof over head tanks and wells.

- ai) The sanction will be void ab-initio, if the conditions mentioned above are not complied with.
- aii) Rain water conservation measures notified by GDA, should be adhered to strictly.
- a) Undertaking (in the format prescribed in Annexure-XIV to DCR, a copy of it enclosed in No.10/- stamp paper duly executed by all the land owner, SPA 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 case 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 Servatory Fee) in case 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 charges provided the construction is not commenced and claim for refund is made by the applicant.

6. Metro Water Clearance shall be obtained before getting planning permission.

Yours faithfully,

*[Signature]*  
for MEMBER-SECRETARY.

*[Handwritten initials]*

Encl - Copy of Display Format.

- Copy to: 1) The Senior Accounts Officer,  
Accounts (Main) Bldg., C&D, Chennai-8.
- 2) The Commissioner,  
Corporation of Chennai,  
C&D, Chennai-600 028.

aj. 38/11