

BY HAND. POST WITH ACK. DUE.

From

The Member-Secretary,  
General Metropolitan  
Development Authority,  
No. 8, Sardar-Bhawan Road,  
Chennai-600 008.

To

Thiru V. Sathesaparan,  
Premier Housing and Industrial  
Enterprises Limited,  
Karametta Centre 1 Block,  
4th, AnnaSalai, Maraimalai  
Chennai-600 008.

Letter No. 42/23222/88

Dated: 29.1.88.

Sir/Madam,

Re: CHA - Area Plans Unit - Planning  
Permission - Revised Proposed for  
Construction of Stalls + 4 Floor  
Commercial Building 10'feet at  
No. 8, Sardar Bhawan Road, Block No. 33, Mylapore,  
Near No. 22, T.T.R. Road, Chennai  
and Resilience of Development Charge and  
Other Charges - Regarding.

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- REF: 1. PWA received dated 10.11.88,
- 2. This office Lr. even no. dated 4.12.88,
- 3. Your letter dated 28.12.88.

The planning permission application for Revised plan  
submitted received in the Technical Staff office for Construction  
of Stalls + 4 Floor Commercial Building 10'feet at T.T.R.  
No. 1278/T, Block No. 33, Mylapore, Near No. 22, T.T.R. Road,  
Chennai is under scrutiny.

To process the application further, you are requested to  
remitt the following by 3 separate Demand Drafts of a  
Nationalized Bank in Chennai City Drawn in favour of Member-  
Secretary, CHA, Chennai-600 008 at Cash Counter (between  
10.00 A.M. and 4.00 P.M.) in CHA and produce the duplicate  
receipt to the Area Plans Unit, Chennai, Area Plans  
Unit, General Metropolitan Development Authority.

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| 1) Development charge for<br>land and building under<br>Sec. 29 of the T&I Act,<br>1971. | Rs. 40,822/- (Rupees forty<br>thousand only) |
| ii) Scrutiny Fee   | Rs. 1,000/- (Rupees one thousand<br>only)    |
| iii) Registration charge   | Rs. -  |

- iv) Open Space Reservation charges (i.e. equivalent land cost in lieu of the space to be reserved and landed clear as per DCR 15(a)(1)(ii), 1981-V/10, 198-II (22)/77(a)-9). Rs. \_\_\_\_\_
- v) Security Deposit (for the proposed development) Rs. 2,000/- (Rupees three thousand only)
- vi) Security Deposit (for Septon tank with overflow filter) Rs. \_\_\_\_\_
- vii) Security Deposit for Display Board Rs. \_\_\_\_\_



(Security Deposits are refundable amounts without interest on claim, after issue of completion certificate by CDMA. If there is any deviation/ violation/ breach of any part of clause 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. Amounts 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 credited along with the charges due (however no interest is collectible 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 24(1):
  - 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 names/addresses and consent letters should be furnished.



- iii) A report to writing shall be sent to Chennai Metropolitan Development Authority by the Architect/Licensed Licensed Surveyor who supervises the construction just before the commencement of the erection of the building or for the sanctioned plan similar report shall be sent to CMDA when the building has reached up to plinth level and thereafter every third month at various stages of the construction/development 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/hers 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) While the applicant seeks 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 intimate 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 mode 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 those conditions to the planning authorities.
- 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, misrepresentation or acts in the application, planning permission will be liable for cancellation and the development made, if any will be treated as unauthorized.
- x) The new building should have mosquito proof over hand tanks and wells.

vi) The sanction will be void ab-initio, if the conditions mentioned above are not accepted with:

vii) Rain water conservation measures notified by DDC should be adhered to strictly.

Condr. ment.  
Ch. 1, 2, 3, 4 - for  
18.12.2014  
18.12.2014

a) Undertaking in the format prescribed in Annexure-2 to DCR, a copy of it enclosed in Encl-2. Stamp paper duly executed by all the land owner, SPT 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 in areas of Special Buildings and Group Developments.

5. You are also requested to furnish Demand Draft in favour of Managing Director, Chennai Metropolitan Water Supply and Sewerage Board, Chennai-2 for a sum of Rs.1,25,000/- (Rupees one lakh plus thousand and two hundred and fifty only) towards Water Supply and Sewerage Infrastructure Improvement Charges.

6. You are also requested to furnish:

- A) 1) Showing height of floor at parking area as 2.20 metres above G.L.
- 2) Showing courts clearly in Ground Floor and 1st floor and
- 3) Showing C/A and Elevation relating to the detailed plan

B) Affidavits along with the above to effect of site and in the prescribed format.

7. The issue of Planning Permission based on the compliance/fulfillment 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 confirm of the Development charge and other charges (excluding gratuity fee) in case of refusal of the permission for non-compliance of these conditions stated above or any of the provisions of DCR, permission to be accepted to fore setting the planning permission or any other person provided the construction is not commenced and again for refusal is made by the applicant.

Yours faithfully,

For Municipal Corporation

*[Signature]*

Encl. Copy of Display Permit.

- Copy to: 1) The Senior Accounts Officer,  
Accounts (Main) Dist., CHENNAI-6.  
2) The Commissioner, Corporation of Chennai,  
CMA Building, Chennai-6.