

IN R.P.A.-

From
The Member-Secretary,
Regional Metropolitan
Development Authority
Channel - 440 808.



To
Mrs. T. Robinson,
P.O. No. 18/4, ¹⁴ Prasad,
M. Mann Rd., Shanmuganagar, Chennai, Tamil Nadu, 600 021.

Letter No. Reg/2500/98

Dated: 1-9-99

Sir/Madam,

1-9-99

Sub: CMDA - Area Plans Unit - Planning Permission -

Consent of Mulla + Co. Revd. Hdy. (No. 1)
at S.No. 167/4, Valmiki, M. 66/67, V. g. P. Shanmuganagar

Ref: 1) MPA received in SEC No. 96/PP 4 2.12.98
2. 9.0.4.100 No. 1, B.H. 78
3. year in dt 10-1-99

The Planning Permission Application and Revised Plan received in the reference Reg/2500/98 cited for the location of Mulla + Co. Revd. Hdy. at S.No. 167/4, Valmiki, M. 66/67, V. g. P. Shanmuganagar, Chennai

is under scrutiny. To process the application further, you are requested to remit the following by 5 separate Demand Drafts of a Nationalised Bank in Chennai City drawn in favour of Member-Secretary, CMDA, Chennai-6, at Cash Counter (between 10.00 AM and 4.00 P.M.) in CMDA and produce the duplicate receipts to the Area Plans Unit 'A' Channel, in CMDA.

- i) Development Charges for land and building under Sec.39 of the DCF Act 1971. Rs. 15, 300/-
(Fifteen thousand and three hundred only)
- ii) Scrutiny Fee Rs. 500/-
(Five hundred and fifty only)
- iii) Regularisation Charges Rs. 7000/-
(Seven thousand only)
- iv) Open Space Reservation Charges (i.e. equivalent land cost in lieu of the space to be reserved and handed over as per DCR 1974 (413/10) & 1.3.78 1978-11(vi)/97 (41-90) Rs. _____
- v) Security Deposit (for the proposed development) Rs. 48,000/-
(Forty Eight thousand only)
- vi) Security Deposit (for Septic Tank with upflow filter) Rs. _____
- vii) Security Deposit (for display boards) Rs. 10,000/-
(Ten thousand only)

DESPATCHED

vii) Security Deposit for [No.]
display board []

(Security Deposits refundable amounts without interest on claim, after issue of completion certificate by DMCA. If there is any deviation/violation/charge of use of any part or whole of the building/site to the approved plan so will be forfeited. Security Deposit for display board is refundable when the display board as prescribed with format is put up in the 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 to be 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) III.

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.

12) 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.

13) 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 Chennai Metropolitan Development Authority when the building is/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 Channel 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 inter-vening between the 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 Channel Metropolitan Development Authority.

vi) While the applicant makes application for service connection such as Electricity, Water Supply, Sewerage he/she 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 preserved to the extent possible.

ix) If there is any false statement, suppression or any mis representations of facts in the application, planning permission will be liable for a cancellation and the developer shall, if any will be treated as unauthorized.

x) The new building should have adequate provide for hot water tanks and wells;

xi) The sanction will be void ab-initio if the conditions mentioned above are not complied with;

xii) Rain water conservation measures notified by CMDA should be adhered to strictly;

a) Undertaken in the format prescribed in Annexure - XIV to RCM a copy of it enclosed in Rs.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.

20/10/2012

3) You are also requested to furnish Demand Draft
 drawn in favour of Managing Director, Chennai Metropolitan
 Municipality & Sewerage Board, Chennai - 2 for a sum of
 Rs. 80,000/- (Rupees 80,000/- only) for Mr. K. Ramesh
and Mr. J. Jeyaraj only towards Water Supply and Sewerage Infrastructure Improvement
 Charges.

4) The issue of Planning Permission depend on
 the compliance/fulfillment 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 surcharge fee) in case of refusal of the per-
 mission for non-compliance of these conditions stated above
 or any of the provisions of MCR, which has to be complied
 before getting the planning permission or any other person
 provided the construction is not commenced and claim for
 refund is made by the applicant.

Yours faithfully,

[Signature]

for SENIOR-SECRETARY.

Copy of Copy of Receipt

Copy 201

[Signature] 29/10/12
[Signature] 12/10/12

1. The Senior Accounts Officer,
 Accounts Head Division,
 CMDA, Chennai - 600 009.
2. The Commissioner,
 Corporation of Chennai,
 First Floor East Wing,
 CMDA Building,
 Chennai - 600 009.