

BY REGD. POST WITH ACK. REC.

From

The Member-Secretary,
Chennai Metropolitan
Development Authority,
No.8, Gandhi-Tiruv. Road,
Chennai-600 002.

To

Shri K. Kesavaiah and Others,
C/o. Madras Associates,
No.40/1, Lakshminarayana Salai,
E.L. Nagar,
Chennai-600 076.

Letter No. 227/2023/202

Dated: 24.1.2023

Air/Telex

Sub: CHDA - Area Plans Unit - Planning
Permission - Construction of ground + 3
Floor Residential Building (a dwelling
unit) at T.2, No.14, Block No.29, Sector
10/2, G.L.No.204/1 part, Plot No.11,
Dr. Ramaniy Salai, Chennai - South Zone
of C.C. and other charges - Requested -
reporting.

Ref: 1. 2023 received in the No.1022/2023,
dt. 22.12.2022.
2. This office No. 2023 No. dt. 27.1.2023
3. Your No. dt. 18.1.2023

The Planning Permission application and Revised Plan received in the reference 1st and 2nd cited for the construction of ground + 3 Floor Residential building (a dwelling unit) at T.2, No.14, Block No.29, Suburban, Old L.A.S. 204/1 part, Plot No.11, Dr. Ramaniy Salai, Chennai is under scrutiny.

To process the application further, you are requested to remit the following by cash separate Demand Drafts of a Nationalized Bank in Chennai City Branch in favour of Member-Secretary, CHDA, Chennai-600 002 at Cash Counter (between 10.00 A.M. and 4.00 P.M.) in CHDA and produce the duplicate receipt to the Area Plans Unit 'B' Channel, Area Plans Unit, Chennai Metropolitan Development Authority.

1) Development charge for land and building under Sec.59 of the MDP Act, 1971.

Rs. 13,700/-
(Rupees Thirteen thousand and seven hundred only)

11) Scrutiny Fee

Rs. 150/-
(Rupees One hundred and fifty only)

111) Regularisation 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 23(2)(b)(1), 198-3.V./10, 198-11 (213/17(a)23).	Rs. —
v) Security Deposit (for the proposed development)	Rs. 45,000/- [Rupees Forty five 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 Deposits are refundable amounts without interest on claim, after issue of completion certificates by GDA. If there is any deviation/variation/change of use of any part of 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. 10 per month) for every completed month from the date of issue of this letter. This amount of interest shall be repaid along with the charges due (however no interest is collectable for Security Deposits).

3. The papers shall 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 23(2)(b):
 - 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.
 - 2) 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/address and consent letters should be furnished.

- iii) 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 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/hers and the surveyor/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 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 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.
- ix) If there is any false statement, suppression or any misrepresentations of facts 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 head 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 CMs should be adhered to strictly.
- a) Undertaking (in the format prescribed as Annexure-DIV to MCR, a copy of it enclosed in Rs.10/- Stamp paper duly executed by all the land owner, SFC 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.

3. You are also requested to furnish Demand Draft drawn in favour of Managing Director, Chennai Metropolitan Water Supply and Sewerage Board, Chennai-8 for a sum of Rs.24,000/- (Rupees Forty Four thousand and nine hundred only) towards water supply and sewerage Infrastructure Improvement charges.

7. 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 applicant to the planning permission but only refund of the Development charge and other charges (excluding penalty fee) in case of refusal of the permission 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 of any other person provided the construction is not commenced and claim for refund is made by the applicant.

Yours faithfully,

[Signature]
 THE MANAGER-SECRETARY.

Encl. Copy of Display Format.

- Copy to: 1) The Senior Accounts Officer,
 Accounts (Main) Div., CMU, Chennai.
- 2) The Commissioner, Corporation of Chennai,
 CMU Building, Chennai-8.