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To
The Manager - Generalist,
Chemical Metropolitan
Development Authority,
No. 8, Gandhi Erwin Road,
Chennai - 600 038.

To
Mr. M. S. Ramani, 20/10
Tala, Gopalnagar
Municipal Corporation,
Chennai - 600 101
Date: 3-1-84

Letter No. BA/1004/78

Sir/Madam,

Re: CMD - APT - II - Proposed additional construction
to the existing guest flat allotted by you
of plot no 73, Gopalnagar, Bangalore road, A.P. Nagar,
Chennai - 600 101, 20 H of Corporation - Chennai.
Ref: 1) 224 received in CMD No. of 26 letter charge - 100.



2) 104 received to CMD no. 573/78 dt. 19.5.78

The Planning Permission application and Building Plan
received in the reference cited for a proposed additional
to the existing guest flat above by way of sub-plot 73, Gopalnagar
Bangalore road, A.P. Nagar road, 20 H of Corporation, Chennai

is under scrutiny. To process the application further, you are
requested to remit the following by bank separate Demand
Drafts of a Nationalized Bank in Chennai City Branch in favour
of Member-Secretary, CMD, Chennai-8, at Cash Counter (between
10.00 A.M. and 4.00 P.M.) in CMDs and produce the duplicate
receipts to the Area Plans Unit 'B' Chennai, Area Plans Unit
in CMDs.

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| i) Development charge for
land and building under
Sec. 59 of the 1973 Act.
1973. | Rs. 15,000/-
(Cash Payment Demand only) |
| ii) Development Fee | Rs. 1500/-
(Cash on Demand and Receipt only) |
| iii) Regularisation charge | Rs. _____ |
| iv) Open Space Reservation
charges (i.e. equivalent
land cost in lieu of the
space to be reserved and
banded over as per DCR
14(a)(i)(ii)/19, 14(ii), 14
14(b)-II(iii)/14(a)-9) | Rs. _____ |
| v) Security Deposit (for
the proposed development) | Rs. 10,000/-
(Cash on Demand and Receipt only) |
| vi) Security Deposit (for
Septic Tank with upflow
filter) | Rs. _____ |
| vii) Security Deposit for a
drainage pond | Rs. 10,000/-
(Cash on Demand only) |

(Security Deposit and receivable receipts without

~~vii) Security Deposit for Display Board~~

(Security Deposit 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 SP 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 attract 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 various provisions available under DMR 2(b) III:-

- i) The construction shall be undertaken as per sanctioned plan only and no deviation from the plan shall be made without prior sanction. Construction done in deviation is liable to be demolished;
- ii) 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 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/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 50th 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 violation 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 out 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 Chennai Metropolitan Development Authority.

vi) While the applicant makes application for service connection such as Electricity, Water Supply, Sewerage etc should enclose a copy of the completion certificate issued by CMDA along with his application to the concerned Department/Board, Agency.

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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 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 mis representations 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 provide over head tanks and walls;

xi) The sanction will be voidable if the conditions mentioned above are not complied with;

xii) Rainwater conservation measures notified by CMDA, should be adhered to strictly;

a) Undertaken [in the format prescribed in measure - IIV to DOB] a copy of it enclosed in S.O. Stamp Paper duly executed by all the land owner, GFA holder, builders and promoters respectively. 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.

g) The format for copy of minutes plan showing building footprint as at S.O. and all facts to fully set out the same to authorities and sanctioned as group of residential.

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 (including scrutiny fee) in case of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of MCR, 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.

[Handwritten signature]
Yours faithfully,
[Handwritten signature]
for MCRS-SECRETARY

Recd:

Copy to:

1. Sr. Accounts Officer, (Accounts Main/Dn...)

CRS/Channel-600 CSR.

2. The Commissioner of Chennai,

First Floor, East Wing,

CRS Building, Channel-600 CSR.

[Handwritten signature]

Ambalathur, Chennai 53.

