

Memorandum

From
MR. S. K. SINGH - SECRETARY,
Special Metropolitan
Development Authority,
No. 5, Gandhi Drive Road,
Chennai - 600 026.

Letter No. SA/1000/90

Dtd/Place,

To: Sh. Bhagat Kumar K. Patel (P.O.)
16, Rajarajeshwari Street,
Kilpauk, Chennai - 600 030.

Date: 12-1-90

Sub: CRS - 100 - 20 - Proposed construction of open back
alley for 12 lots at 101, 102, 103, 104, 105, 106, 107,
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vii) Security Deposit for Display Board

[Security Depositors refundable amounts without interest on claim, after issue of completion certificate by DMU. If there is any deviation/variation/change of use of the Part or Whole of the building/site to the approved plan SD will be forfeited. Security Deposit for Display Board is refundable when the display board as prescribed, with formal is put up later with 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 is collectable for Security Deposits).

3) The papers shall be returned unapproved if the payment is not made within 30 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 MR 2(1) II:-

i) The construction shall be undertaken as per approved plan only and no deviation from the plan should be made without prior sanction. Construction due to deviation is liable to be demolished;

ii) In case of Special Buildings, Group Buildings where a professionally qualified Architect, Registered with Council of Architects or Chartered Licensed Surveyor shall be associated with the construction work till it is completed. Their name/address and present letters should be furnished.

iii) A report in writing shall be sent to District Metropolitan Development Authority by the Architect/Chartered 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 District Metropolitan Development Authority when the building is has reached upto 10th 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 on during the period of inter vacancy 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, she should enclose a copy of the completion certificate issued by CMDA along with the application to the concerned Department/Board, Agency.

vii) When the site under reference is transferred by any 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 person to whom the site is transferred immediately after such transaction and shall bind the purchaser to those conditions in 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 developer may, if any will be treated as disqualified.

x) The new building should have adequate provide over head tanks and wells.

xi) The sections will be void ~~if~~ the conditions mentioned above are not complied with.

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

xiii) Undertaking (in the format prescribed in Appendix - XIV to RCR) a copy of it enclosed in A.1/C's Stamp Paper duly executed by all the land owner, JMW holders, builders and promoters separately. The undertakings shall be duly attested by a Notary Public.

xiv) Details of the proposed development duly filled in the format enclosed for display at the site in cases of special buildings and group developments.

5. The issue of planning permission depend on the compliance/fulfillment of the conditions/requirements stated above. The acceptance by the authority of the 10% Deposit of the Development charge and other charges above shall not entitle the person to the planning permission, but only refund of the Development charge and other charges (including monetary fee) in case of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of LCR, which has to be complied before getting the planning permission or any other reason provided the construction is not commenced and date for refund is date by the applicant.

(2) (c) The final fee copies of revised plan showing a front of 20.5 m and revised a wall to 2.75 m as per layout plan to the periphery of the site and circulation plan and deed for the edge ridge to the site etc.

Yours faithfully,

Encl:
Copy 101

- 1. The Accounts Officer, Accounts Main/Co.,
- URDU/General-200 000.
- 2. The Commissioner of Chennai,
- First Floor, East Wing,
- 200a Building, Chennai-200 000.

[Handwritten signatures and initials in blue ink]

for GENERAL-200 000

20/11/18