

CC: ~~SECRET~~

THE SECRETARY,
Central Metropolitan
Development Authority,
No. 8, Gandhi Secretariat Road,
Chennai - 600 008.

To

M. SUBRAMANIAM (Secretary),
Block No. 207, Vayalar Colony,
10th Main Road, Anna Nagar East,
Chennai - 600 046.

Letter No: **CM/12700/98.**

Date: **24.7.98.**

Sir/Madam,

Re: CMDA - 487 - 21 - Proposed additional construction
to the existing ground + 2 Floor flats allotted by
Tamil Nadu Housing Board at Block No. 207, Vayalar
Colony, 10th Main Road, Anna Nagar in S. 20-21 part
of Villivakkam Village - Sanction of Development
Charges and other charges - Requested - Regarding
CM/2744/98.

The Planning Permission & Allocation and Revised Plan
received in the reference **CM/12700/98** for the proposed additional
construction to the existing ground + 2 Floor flats allotted by Tamil Nadu
Housing Board at Block No. 207, Vayalar Colony, 10th Main Road, Anna
Nagar, Chennai, S. 20-21 part of Villivakkam Village.

In order to process the application further, you are
requested to remit the following by **cash** separate Demand
Drafts of a Metropolitan Bank to Chennai City Branch in favour
of Deputy-Secretary/CMDA, Chennai, at Cash Counter (between
10.30 a.m. and 4.00 p.m.) to CMDA and produce the appropriate
receipt to the Area Field UNIT 'B' Chennai, Area Plans Unit
in CMDA.

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|--|---|
| i) Development charge for
land and building under
Sec. 22 of the TACT Act,
1971. | a. 17,500/- (Seventeen thousand and five hundred only) |
| ii) Excise Duty | a. 100/- (Hundred only) |
| iii) Regularisation charge | a. --- |
| iv) CMDA Space Reservation
charges (i.e. equivalent
land cost in lieu of the
space to be reserved and
leased over as per DCP
18(a)-212/19 (d) T.Y. 18,
18(b)-212(a)-17(a)-2) | a. --- |
| v) Security Deposit (for
the proposed development) | a. RM.25,000/- (Taka Twenty Five thousand only) |
| vi) Security Deposit (for
Eggs & Bank with interest
allow) | a. --- |
| vii) Security Deposit (for
sanitary work) | a. RM.15,000/- (Fifteen Thousand only) |

Community Deposit and other bank accounts allowed

VII) SECURITY DEPOSIT FOR
SIGNAL BOARD

(Security Deposits refundable amounts without interest on claim, after issue of completion certificate by OMD. If there is any deviation/violation/change of use of any part or whole of the building/site to the approved plan SD will be forfeited. Security Deposit for Signal Board is refundable when the Signal Board as prescribed with format is put up into site under reference. In case of Defunct Security Deposit will be forfeited and notice will be taken to put up the Signal Board).

2) Payments received after 30 days from the date of issue of this letter towards 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 omitted along with the amount 2% (however no interest is collectible for Security Deposits).

3) The papers will 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 consider the following:

a) Furnish the letter of your acceptance for the following conditions stipulated by various provisions available under MR 2(B) II:-

1) The construction shall be according as per mentioned plan only and no deviation from the plan shall be made without prior sanction. Construction done in deviation is liable to be demolished.

11) In case of Special Buildings, Group Development create 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 contact numbers should be furnished.

12) A report in writing shall be sent to Central 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 Central Metropolitan Development Authority when the building is has reached upto ninth level and thereafter every three months at various stages of the construction/development certifying that the work as per completed is in accordance with the approved plan.

The Licensed Surveyor and Architect shall inform this Authority immediately if the contract between him/himself and the owner/developer has been cancelled or the construction is carried out in violation to the approved plans.

(v) The owner shall inform Council Metropolitan Development Authority of any change of the Licensed Surveyor/Architect. The newly appointed Licensed Surveyor/Architect shall also notify to CMA that he has agreed for supervising the work under reference and intimate the stage of construction in which he has taken over. No construction shall be carried out during the period lapse existing between the exit of the previous Architect Licensed Surveyor and entry of the new appointed.

(vi) On completion of the construction the applicant shall intimate CMA and shall not occupy the building or permit it to be occupied until a completion certificate is obtained from District Metropolitan Development Authority.

(vii) While the applicant makes application for services connection such as Electricity, Water Supply, Sewerage etc/ she should enclose a copy of the completion certificate issued by CMA along with his application to the concerned Department/Board. ANNEXURE

(viii) 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 CMA 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.

(ix) In the open space within the site, trees should be planted and the existing trees preserved to the extent possible.

(x) If there is any false statement, suppression or any misrepresentation of facts in the application, planning permission will be liable for cancellation and the development will be treated as unauthorized.

(xi) The new building should have concrete provide over high water table walls.

(xii) The applicant will be deemed to accept the conditions mentioned above are not complied with;

(xiii) Ecological conservation measures notified by CMA, should be adhered to strictly;

(xiv) Indentured (in the format prescribed in Annexure - XIV to DMR) a copy of it enclosed in 2/0/- Heavy Paper duly executed by all the land owner, SPA holders, builders and promoters separately. The indenturings shall be duly attested by a Notary Public.

(xv) Details of the proposed development duly filled in the format enclosed for display at the site in cases of District Authorities and group developments.

5. The issue of planning permission depends on the compliance/fairness of the conditions/requirements stated above. The assistance 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 carrying cost in case of refusal of the permission) for non-compliance of the conditions stated above or any of the provisions of DCR, which has to be complied before getting the planning permission or any other sanction provided the construction is not initiated and claim for refund is made by the applicant.

Yours faithfully,

R. Narasimha Murthy
12/11/77

Sent:

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1. Mr. Executive Engineer, Executive Engr., D.D.,

DDA/Channel-400 008.

2. The Commissioner of Census,

First Floor, East Wing,

DDA Building, Connaught Place, DDA.

for RECORD-CONTROL.

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12/11/77