

From
 The Member-Secretary,
 Chennai Metropolitan
 Development Authority
 Chennai - 600 008.

To
 Mr. Lakshmi Devi & Others,
 No. 2, Water Works Colony,
 Kilpauk,
 Chennai - 600 010.
 Dated : 4.1.1999.



Letter No. **CM/11349/98.**

Sir/Madam,

Subj: **CMDA - Area Plans Unit - Planning Permission - Proposed construction of Ground + 3 Floor Residential Building for 3 dwelling units at Door No. 2, Water Works Colony, in S.S.No. 89/7, Block No. 3 of Kilpauk, Spore Village - Sanction of Development Charges and Security Deposit - Requested - S.O.**

Ref: 1) FPA received in SMC No. **424/98, dt. 3.4.98** and Revised Plan received on **7.12.98.**

The Planning Permission Application and Revised Plan received in the reference **first cited** for the proposed construction of Ground + 3 Floor Residential Building for 3 dwelling units at Door No. 2, Water Works Colony in S.S.No. 89/7, Block No. 3 of Kilpauk, Spore Village

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

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|---|--|--|
| i) Development Charges for land and building under Sec. 19 of the T&C Act 1971. | | Rs. 7,000/-
(Rupees Seven Thousand only) |
| ii) Scrutiny Fee | | Rs. NIL. |
| iii) Regularisation Charges | | 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 15(a) (iii) 15(b) I.S. 18 19(6) 21(iv) 17 (a) - 8) | | Rs. --- |
| v) Security Deposit (for the proposed development) | | Rs. 20,000/-
(Rupees Twenty Six 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) |

vii) Security Deposits for () Rs.
Display Board ()

(Security Deposits refundable amounts without interest no claim, after issue of completion certificate by DMK. If there is any deviation/ violation/change of use of any part or whole of the building/site to the approved plan 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 15 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 notice of interest shall be resubmitted 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 15 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 3(h) 15:-

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.

11) 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.

111) 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 Chennai Metropolitan Development Authority of any change of the licensed Surveyor/Architect. The newly appointed licensed Surveyor/Architect shall inform 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 lapsed evening between the exit of the previous Architect Licensed Surveyor and entry of the new Appointed Architect Licensed Surveyor and entry of the new Appointed Architect.

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 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 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 a cancellation and the development made, if any will be treated as unauthorized.

x) The new building should have adequate provide 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 stipulated by CMDA should be adhered to strictly.

a) Undertaken (in the format prescribed in Annexure - XIV to DCR) a copy of it enclosed in Rs.10/- Stamp Paper duly executed by all the land owner, CDA 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.

5) You are also requested to furnish Demand Draft
 drawn in favour of Managing Director, Chennai Metropolitan
 Water Supply & Sewerage Board, Chennai - 1 for a sum of
 Rs. 31,700/- (Rupees Thirty One Thousand Seven
 hundred only) towards Water Supply and Sewerage Infrastructure Improvement
 Charges.

6) 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 per-
 mission for non-compliance of these conditions stated above
 or any of the provisions of DCR, 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.

7) You are also requested to furnish five copies
 of Revised Plan deleting the reservation made for road widening
 and removing balcony proposed adjoining the staircase.

Yours faithfully,

[Signature]
 for MANAGER-SECRETARY.

Encl:

COPY FOR

1. The Senior Accounts Officer,
 Accounts Main Division,
 CMDA, Chennai - 600 008.
2. The Commissioner,
 Corporation of Chennai,
 First Floor East Bldg.,
 CMDA Building,
 Chennai - 600 008.