

CC B.S.A.O.



From

THE MEMORANDUM SECRETARY,  
Channel Metropolitan  
Development Authority,  
No. 6, Gandhi Irwin Road,  
Chennai-600 006.

To

Mr. A. Jatin Das Singh  
r/o S. Salvar Apartment # 2/10 2  
P.O. 476/18 17<sup>th</sup> main road  
Vengal Rao Nagar, Chennai - 60

Letter No.

B3/176/98

Dated

2/98

Subject

Sub: CMA - 200 - 14 - proposed layout of 0.155  
Acres for 2 plots at P.O. 1 road 2, in  
S.No. 476/18 pt of Vengal Rao village - Muttam  
of S. Salvar to Chennai City  
Ref: 1) FR received in SEC No. 33/92 dt. 20.1.95

The Planning Permission Application and ~~Approval~~ Plan  
received in the reference cited for the ~~proposed~~ layout  
of 0.155 Acres for 2 plots at P.O. 1 road 2, in S.No. 476/18 pt  
of Vengal Rao village  
is under scrutiny. To process the application further, you  
are requested to remit the following by ~~post~~ separate  
Banked Drafts of a Nationalized Bank in Chennai City drawn in  
favor of Memorandum Secretary, CMA, Chennai-6 at Cash Counter  
(between 10.00 A.M. and 4.00 P.M.) in CMA and produce the  
duplicate receipt to the area Plans Unit 'D' Channel, area  
Plans Unit in CMA.

3622  
EXPATRIATED

- i) Development charge for land and building under Sec-39 of the TMA Act. 1971.
- ii) Scrutiny fee
- iii) Registration Charge
- iv) Open Space Reservation charges (i.e. equivalent land must be given of the space to be reserved and handed over as per JOR 1968/1111/1968/1.4-10 196-22(vii)/1968/50

- Rs. 9500/- (Nine thousand only) and five hundred only
- Rs. 100/- (One hundred only)
- Rs. 4500/- (Four thousand five hundred only)
- Rs. —

S.L.O.

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- vi) Security Deposit (for the proposed development). | No. *36,000/-*  
*32,000/- (Thirty eight*  
*Standard only)*
- vii) Security Deposit (for specific work with office raster) | No. *-*
- viii) Security Deposit for display board | No. *10,000/- (Ten thousand only)*

(Security Deposits are refundable amounts without interest on claim, after issue of completion certificate by CHA. If there is any deviation/variation/change of use of any part or whole of the building/site to the approved plan SO 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. 1% per month) for every completed month from the date of issue of this letter. This amount of interest shall be settled 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 10 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 MRB Rules:-
  - i) The construction shall be undertaken as per sanctioned plan only and no deviation from the plan should 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 work till it is completed. Their names/addresses and consent letters should be furnished.

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iii) A report to existing shall be sent to Chennai Metropolitan Development Authority by the Architect/Licensed Surveyor who supervises the construction just before the commencement of the erection of the building as per the sanctioned plan. A similar report shall be sent to Chennai Metropolitan Development Authority when the building is two floors 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/her 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 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 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/ 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 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) 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 Developer must make, if any will be treated as unauthorised.



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- x) The new building should have windows provide over head tanks and walls;
- xii) The sanitation will be self-sufficient, if the conditions mentioned above are not complied with;
- xiii) Rainwater collection measures detailed by DMR, should be adhered to strictly;
- xv) Undertakings (in the format prescribed in Appendix - XIV to DCR) a copy of it enclosed in No. 10V- Stamped paper & duly executed by all the land owner, GPA holders, builders and promoters collectively. The undertakings shall be duly attested by a Notary Public.
- xvi) 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 stamp/issue 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 (excluding scrutiny fee) in cases 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 reason provided the construction is not commenced and claim for refund is made by the applicant.

Yours faithfully,

*[Handwritten signature]*

for MEMBER SECRETARY.

Encl:

Copy to:

- 1. Sr. Accounts Officer, (Accounts Maintn.), C.M.D.A. Chennai-600 028.
- 2. The Commissioner of Chennai, First Floor, East Wing, CMA Building, Chennai-600 028.

*[Handwritten initials]*

*[Handwritten signature]*  
Additional Charge  
Additional Chennai 53.

*[Handwritten initials]*