

RE B.S.A.C.



Free

THE HOBBAN SECRETARY,  
General Metropolitan  
Development Authority,  
No. 2, Gandhi Lains Road,  
Chennai-600 008.

To  
Shri. V.D. Subramanian,  
No. 42, 1st, 1st St. 5702  
Madurai, Chennai-60.

Letter No. Exp/1234/98

Dated: 21-4-98

Sir/Madam,

Sub: OSM - 401 - 00 - Proposed construction of 4+1/2 building  
for 30 plots of plot No. 207/82 of  
irrigation village - Mutation of 20 plots change  
- Reg. - Reg.  
Ref: 11 EN received in OSM No. 24/98 dt. 21.1.98

The Planning Permission Application and Revised Plan received in the reference cited for the proposed construction of 4+1/2 building for 30 plots of plot No. 207/82 of irrigation village.

is under scrutiny. To process the application further, you are requested to remit the following by Form separate Demand Drafts of a Nationalized Bank in Chennai City drawn in favour of Member-Secretary, OSM, Chennai-6 at Cash Counter (between 10.00 A.M. and 4.00 P.M) to OSM and produce the duplicate Receipt to the Area Plans Unit 'B' Chennai, Area Plans Unit, OSM.

**FAST  
DESPATCHED**

- |  |  |
|--|--|
| 1) Development charge for land and building under Sec-23 of the T&C Act. 1977.   | Rs. <u>20,500/-</u>                        |
| 2) Scrutiny fee  | Rs. <u>500/-</u> (above fee included only) |
| 3) Regularisation Charge   | Rs. <u>---</u>                             |
| 4) Open Space Reservation charges (i.e. equivalent land cost in lieu of the space to be reserved and handed over as per ENR 126 of 1982, 126 of 1983, 126-III-1987, 17, A-9) | Rs. <u>---</u>                             |

P.t.o.

- v) Security Deposit (for the proposed development) | Rs. 1, 00,000/-  
(Amount may be paid in two installments)
- vi) Security Deposit (for deposit bank with office filter) | Rs. 25,000/-  
(Amount may be paid in two installments)
- vii) Security Deposit for display board | Rs. 10,000/-  
(Amount may be paid in two installments)

(Security Deposit are refundable amounts without interest on claim, after issue of completion certificate by OMA. If there is any deviation/variation/change of use of any part or whole of the building/site to the approved plans SD 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 Deposit).

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 virtue of provisions available under ECR 26/81:-
  - i) 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.
  - ii) In cases of Special Buildings, Group Development & professionally qualified Architect Registered with Council of Architects or Class-I Licensed Surveyor shall be associated with the construction work till 14 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 approved 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/then 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 intimate 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 and one 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 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 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 development will, if any will be treated as unauthorized.

- x) The new building should have windows provide over head taxes and tolls:
- xi) The session will be semi-annual, if the conditions mentioned above are not complied with:
- xii) Regular conservation measures notified by GMA, should be adhered to strictly:
- x) Undertaken (in the format prescribed in Annexure - XIV to GMA) a copy of it enclosed in En. 10/- Stamp paper duly executed by all the land owner, GMA holders, builders and promoters separately. The undertakings shall be duly attested by a Notary Public.
- xi) Details of the proposed development duly filled in the form enclosed for display at the site in cases of special buildings and group developments.

*9) You are requested to fulfil the above conditions. The copy of the revised plan, survey sketches left in permanent and ~~other~~ copy. A portion of the boundary of the site and its surrounding area is marked for your reference. The site boundary is marked by red lines.*

3. The issue of planning permission depend on the complete fulfillment of the conditions/requirements stated above. The fees/charges by the authority of the site 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 cases of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of GMA, 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.

① Meeting with GMA members @ 7 P.M on 3-10-2023.

(a) You are also requested to give your bill/notes to get the road portion to the Arundel Municipality free of cost and showing its location in site plan. & restricting the boundary to road from the site boundary.

Yours faithfully,

*[Signature]*

for project secretary.

Encl<sup>2</sup>

Copy to:

1. Sr. Accounts Officer, (Accounts Main) D., G.M.A., Chennai-600 008.
2. The Commissioner of Chennai, First Floor, 2nd Wing, GMA Building, Chennai-600 008.

*Arundel Mpty  
Arundel Chennai; 23.*