

Memorandum

From
THE MEMORANDUM - SECRETARY,
Overland Metropolitan
Development Authority,
No. 2, Capital Centre Road,
Chennai - 600 008.

To
P. M. Abdul Wajid (P.M.)
No. 190, H.S.C. Bala Road,
Chennai - 600 008.

Letter No. 53/1230/92

Date: 16/10/92

Sub/Reference.

Sub: OMS - 120 - IV - proposed construction of R+2F commercial building for office purpose at S.O.C. 746 and 148 ^{with the road} in A.S.N. 9685/5, 9686 and 9689 ^{with the road} Chennai - 600 008.
Ref: 1) IFA received in MS No. 462/92 of S.O.C. and S.O. applying for 16/6/92 - 2) P.M. particulars received vide your letter dt. 8.9.92.

The Planning Permission & allotment and Revised Plan received in the reference first cited for the proposed construction of R+2F commercial building for office purpose at S.O.C. 746 and 148 ^{with the road} in A.S.N. 9685/5, 9686 and 9689 ^{with the road} Chennai.

is under scrutiny. To process the application further, you are requested to remit the following by bank separate Demand Drafts of a Nationalised Bank in Chennai City Branch in favour of Member-Secretary, IMA, Chennai - 3, at Cash Counter (between 10.00 A.M. and 4.00 P.M.) in INR and produce the duplicate receipt to the Area Plans Unit 'B' Chennai, Area Plans Unit in OMS.

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| i) Development charge for land and building under Sec. 95 of the TDR Act, 1971 | a. 57,000/- (fifty seven thousand only) |
| ii) ^{Section 95} Sewerage fee | b. 2900/- (Two thousand nine hundred only) |
| iii) Regularisation charge | a. 14,000/- (Fourteen thousand only) |
| iv) Open Space Provision charges (i.e. equivalent land cost in lieu of the space to be reserved and handed over as per DCR 19(2)(iii)/19(2)(v), 19(2)(vii)(a)/19(2)(vii)(b)) | a. - |
| v) Security Deposit (for the proposed development) | a. 95,000/- (Ninety five thousand only) |
| vi) Security Deposit (for Septic Tank with option filter) | a. - |
| vii) Security Deposit for supply water | a. 10,000/- (Ten thousand only) |

DESPATCHED

(Security Deposit and other financial guarantees without)

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vii) Security Deposit for Display Board

(Security Deposits refundable amounts without interest on claim, after issue of completion certificate by OMA. If there is any deviation/ violation/ change of use of any part or whole of the building/site to the approved plan it 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 notice will be taken to put up the display board).

1) 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 fee (however no interest is collectible for Security Deposits).

2) The papers would be returned unapproved if the payment is not made within 60 days from the date of issue of this letter.

3) 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 RMR 2(b) II:-

- 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 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.
- iii) 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 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/herself and the owner/developer has been cancelled or the construction is carried out in violation to the approved plan.

iv) The owner shall inform General 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 interval existing between the exit of the previous Architect Licensed Surveyor and entry of the new appointee.

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 General 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 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) No 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, misnomer or any misrepresentation of facts in the application, planning permission will be liable for cancellation and the developer must make, if any will be treated as unauthorized.

x) The new building should have mosquito provide over head tanks and walls;

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

xii) ~~Whenever~~ conservation measures notified by CMDA, should be adhered to strictly;

a) Undertaken (in the format prescribed in Appendix - III to PCR) a copy of it enclosed in M.I.C. - Stamp Paper duly executed by all the land owner, 3/4th 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. The issue of planning permission depend on the compliance/failure of the conditions/requirements 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 (excluding working 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 claim for refund is made by the applicant.

a) you are also reqd to furnish 5 sets of Revised plan showing cross section along the road ^{to be open} and a resolution from the trust to confirm that the signatures ^{of} the lease deed are the trustees of the

② ^{draft} ~~draft~~ ^{of} ~~of~~ ^{the} ~~the~~ ^{trust} ~~trust~~ ^{to} ~~to~~ ^{confirm} ~~confirm~~ ^{that} ~~that~~ ^{the} ~~the~~ ^{signatures} ~~signatures~~ ^{of} ~~of~~ ^{the} ~~the~~ ^{trustees} ~~trustees~~ ^{of} ~~of~~ ^{the} ~~the~~ ^{trust} ~~trust~~

Yours faithfully,

Encl:

Copy to:

1. Sr. Accounts Officer, (Accounts Main Bn.),
CGO, Chennai-600 006.

2. The Commissioner of Chennai,
First Floor, East Wing,
CGO Building, Chennai-600 006.

cc: ~~CGO-CHENNAI~~

[Handwritten signature]
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[Handwritten initials]