

SI No. 12387/98



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THE MEMBER-SECRETARY,
Chennai Metropolitan
Development Authority,
No. 8, Gandhi Bldg Road,
Chennai 600 009.

To: Mr. C. Kasthuriy. (C) -
P. Block - 47,
Anna Nagar, Chennai 600 002.

Letter No. ES/12387/98

Date: 6-9-98

Sir/Madam,

Sub: CSDs - APT - 22 - Proposed construction of open building
for 8 plots of plot no. 12, 13, 14, 15, 16, 17, 18, 19
Adjacent to E.S.2 road at plot no. 2, T.S.2 area of
Mullur Village - bounded by the E.S.2 road - Ad. Reg.
Ref: 1) PFA received to CSD No. 452/98 dt. 17.1.98.

The Planning Permission & collection and deposit plan
received in the reference cited for 8 proposed buildings
of 4+3F bldgs for 8 plots of plot no. 12, 13, 14, 15, 16, 17, 18, 19
Adjacent to E.S.2 road at plot no. 2, T.S.2 area of Mullur village

is under scrutiny. To process the application further, you are
requested to remit the following by four separate Demand
Drafts of a Nationalised Bank in Chennai City drawn in favour
of Member-Secretary, CSDs, Chennai - 9, at Cash Counter (between
10.00 A.M. and 4.00 P.M.) in CSDs and produce the duplicate
receipt to the Area Plans Unit 'B' Chennai, Area Plans Unit
in CSDs.

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DESPATCHED

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|---|--|
| i) Development charge for land and building under Sec. 22 of the MCTP Act, 1971. | a. 10000/- (Amount Ten thousand only) |
| ii) Servicing fee | a. 900/- (Amount Nine hundred only) |
| iii) Regularisation charge | a. — |
| iv) Open Space Reservation charges (i.e. equivalent land cost in lieu of the space to be reserved and handed over as per DCB 18(a)(iii)/18(b)2.F.18 18(b)-III(a)/VI(a)-9) | a. — |
| v) Security Deposit (for the proposed development) | a. 50000/- (Amount Fifty thousand only) |
| vi) Security Deposit (for Septic Tank with effluent filter) | a. — |
| vii) Security Deposit for sanitary Board | a. 10,000/- (Amount Ten thousand only) |
- (Security Deposit are refundable amounts without

vii) Security Deposit for } B.
 Display Board

[Security Deposit refundable amounts without interest on claim, after issue of completion certificate by DMAs. 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 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 remitted along with the charged sum (however no interest is collectable for Security Deposits).

3) The papers will be returned unapproved if the payment is not made within 30 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 DMR 2(b) File:

1) The construction shall be undertaken as per mentioned 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 in writing shall be sent to Chennai Metropolitan Development Authority by the Architect/Classed Licensed Surveyor who supervises the construction just before the commencement of the erection of the building as per the mentioned 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/their 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 had agreed for supervising the work under reference and intimate the stage of construction at which he has taken over. No construction shall be carried over during the period inter evening 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 services 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 person to whom the site is transferred immediately after such transaction and shall bind the purchaser to those 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 mis representations of facts in the application, planning permission will be liable for cancellation and the Development made, if any will be treated as unauthorized.

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

xi) The applicant will be liable if the conditions mentioned above are not complied with;

xii) Rainwater conservation measures notified by CMDA should be adhered to strictly;

a) Undertakes (in the format prescribed in Schedule - XIV to MR) a copy of it enclosed in 2.00/- Stamp Paper duly executed by all the land owner, GDA holders, builders and contractors 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 copies of special buildings and group developments.

(470/148) (2)

3. The issue of planning permission depends on the compliance/fulfillment of the conditions/requirements stated above. The compliance by the Authority of the full payment of the Development charge and other charges etc., shall entitle the person to the planning permission but only subject to the Development charge and other charges (excluding meeting 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 for any other reason provided the construction is not commenced and date for refund is made by the applicant.


4. To provide the copies of revised plan accordingly to Public Works Deptt.

- Author's Report is -
- The plan is subject of 2nd plan to be deleted in continuation with the
 - (a) The whole public arrangement conditions to be rechecked
 - (b) Detail of gate to be made as 3.5m
 - (c) Description of proposal is not as site plan faithfully.

Encl: 2 copies of plan for site to be furnished

Copy to:

1. Sr. Accounts Officer, (Accounts Maint./In. for Revenue - 400 000)
2. The Commissioner of Chennai, First Floor, East Wing, CHD Building, Chennai-600 002.


 Date: 15/11/2013
 All the best