

U.S. Govt.



From
TOP SECRETARY-SECRETARY,
Chennai Metropolitan
Development Authority,
No. 8, Gandhi Evam Road,
Chennai-600 009.

To
Thiru. J. C. Chanderan Carbin (P)
Mount Chambers,
75 B, Mount Road, Ch-2.

Letter No. B3/14591/78

Date: 8/78

Sir/Madam,

Re: CMD - 497 - 85 - proposed construction of Mills & Flours
est. bldg. for 2.0 units at P. no. 55, P. no. 7,
P. no. 7, Oldham Road in R.S. no. 3109/18, S. no. 50
of Kilambur, in the Village of S. no. 2. S. Road by
Ref: 1) 274 received in CMD No. 55/78 dt. 21/7/78.

The Planning Permission & allocation and Development Plan
received in the reference bldg. cited for the proposed construction of
Mills & Flours est. bldg. for 2.0 units at P. no. 55, P. no. 7,
Oldham Road, in R.S. no. 3109/18, S. no. 50 of Kilambur,
Ch-10

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 Branch in favour
of Member-Secretary, CMD, Chennai-8, at Cash Counter (between
10.00 A.M. and 4.00 P.M.) in CMDs and produce the duplicate
receipt to the Area Plans Unit 'B' Chennai, Area Plans Unit
in CMDs:

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- | | | |
|--|-------------|--|
| i) Development charge for land and building under Sec. 117 of the MCGM Act, 1920 | a. 7,500/- | Seventeen thousand and five hundred only |
| ii) Building fee | b. 12,000/- | (one thousand five hundred only) |
| iii) Regularisation charge | c. 1500/- | (one thousand five hundred only) |
| iv) Open Space Reservation charges (i.e. equivalent land cost in lieu of the space to be reserved and kept open as per LTR of 10% of 111.76 sq. m. as per 18(b)-III(vi)/77(a)-8) | d. - | - |
| v) Security Deposit (for the proposed development) | e. 70,000/- | (Seventy thousand only) |
| vi) Security Deposit (for Septic Tank with effluent filter) | f. - | - |
| vii) Security Deposit for road widening | g. 10,000/- | (Ten thousand only) |

(Security Deposit are subject-wise receipts without

vii) Security Deposit for Display Board

(Security Deposits refundable deposits without interest on claim, after issue of completion certificate by EMD. 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).

3) 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 due. (However no interest is collectable for Security Deposits).

3) The papers shall 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 various provisions available under DCR 2(b) II:-

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.

ii) In cases of Special Buildings, Spang, Developer needs a professionally qualified Architect Registered with Council of Architects and Licensed Surveyor shall be associated with the construction work till it is completed. Staff names/addresses and consent letters should be furnished.

888) A report to writing shall be sent to General Metropolitan Development Authority by the Architect/ Licensed Surveyor who supervises the construction after first before the commencement of the erection of the building as per the sanctioned plan. Similar report shall be sent to General 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 as per sanctioned 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 plans.

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 out 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 indicate 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 persons to whom the site is transferred immediately after such transaction and shall bind the purchaser to those 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, misrepresentation or any mis representations of facts in the application, planning permission will be liable for revocation and the developer will be treated as unscrupulous.

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

xi) The sanction will be void-voidable 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 Annexure - XIV to RCR) a copy of it enclosed in R.I./- Stamp Paper duly executed by all the land owner, RFA holders, builders and promoters separately. The undertakings shall be duly witnessed 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/fulfillment 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 secretary 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 date for refund is made by the applicant.

You are also right to furnish 6 copies of R.D.

comply with the following :-

- 1. Storing rain water harvesting arrangement along all the sides of the site etc.*
- 2. Turning vehicles on South East corner as per the record.*

Yours faithfully,

FOR ASSISTANT SECRETARY

Encls.

Copy 101

1. Mr. Accounts Officer, (Accounts Main/Do...

CHM/Channel-600 500,

2. The Commissioner of Channel,

First Floor, East Wing,

CHM Building, Channel-600 500.

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