



File
 THE CHIEF-SECRETARY,
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY,
 No. 2, Gandhi Erwin Road,
 CHENNAI 600 009.

To
 Col. C. Lakshmi Reddy,
 2nd Fl., Grand floor, Athiyar Street,
 No. 4, Athiyar Road,
 Chennai - 600 007.
 Date: 28/7/98

Letter No. 28/14635/98
 Sir/Madam,

Re: CRDA - 470 - 22 - Proposed construction of 5 B+B + G floor
 Ready built flats for 6 sub at old No. 22, old No. 65,
 R. Sankar Road & area 3/4, District of Chennai, Metropolitan
 Corporation of Chennai.
 Ref: 1) CRDA received in CRD No. 554/98 dt. 24.7.98 -

The Planning Permission & application and Revised Plans
 received in the reference cited for the Proposed Construction
 of 5 B+B + G floor Ready built flats for 6 sub at old No. 22, old No. 65,
 R. Sankar Road & area 3/4, District of Chennai, Metropolitan
 Corporation.

In order to proceed 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, CRDA, Chennai-09, at Cash Counter (between
 10.40 A.M. and 4.00 P.M.) in CRDA and produce the duplicate
 receipt to the area Plans Unit 'B' Chennai, Area Plans Unit
 CRDA.

28/7/98

DESPATCHED

- | | |
|--|--|
| i) Development charge for
land and building under
Section of the CRDA Act,
1971. | Rs. 12,500/-
(Amount to be remitted only) |
| ii) Security fee | Rs. 100/-
(Amount to be remitted only) |
| iii) Regularisation charge | Rs. — |
| iv) Open Space Reservation
charges (i.e. equivalent
land cost in lieu of the
space to be reserved and
leased over as per CRD
19(a) (iii) & (b) 2.V.18
19(b) - CR (vi) / 17(a) - 2) | Rs. — |
| v) Security Deposit (for
the proposed development) | Rs. 50,000/-
(Amount to be remitted only) |
| vi) Security Deposit (for
Public Bank with office
filter) | Rs. — |
| vii) Security Deposit for
sample sheet | Rs. 10,000/-
(Amount to be remitted only) |
| Security Deposit and other related amounts without | |

VIII. Security Deposit for Display Board

(Security Depositors refundable amount without interest on claim, after issue of completion certificate by ODA. If there is any deviation/ violation/change of use of any part or whole of the building/site to the approved plan SP will be forfeited. Security Deposit for Display Board is refundable when the Display Board as prescribed with format is put up into place 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 charges fee (however no interest is collectable for Security Deposit).

3) The papers would 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 statutory provisions available under DBB 2(b) II:-
 - i) The construction shall be undertaken as per the 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 Buildings with 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 name/address 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 complete upto plinth level and thereafter every three months at various stages of the construction/ development pertaining 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/them 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 out during the period inter-vening between the exit of the previous Architect Licensed Surveyor and entry of the new appointee.

v) On completion of the construction the applicant shall engage 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 person to whom the site is transferred immediately after such transaction and shall bind the purchaser to these 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 representation of facts in the application, planning permission will be liable for cancellation and the developer and wife, if any will be treated as unauthorized.

x) The new building should have adequate provision over road traffic and walls.

xi) The applicant will be responsible if the conditions mentioned above are not complied with.

xii) Sanitation conservation measures notified by CMDA should be adhered to strictly.

a) Undertaking (in the format prescribed in schedule - XIV to COM) a copy of it enclosed in A.10/a Stamp Paper duly executed by all the land owner, GFA 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.

c) To furnish required copy of sanctioning plan.

5. The issue of planning permission depend on the compliance/fulfilment of the conditions/requirements stated above. The acceptance by the Authority of the fee 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 marketing fee) in case of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of 408, 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,

Encls:

Copy 1st

1. Mr. Accounts Officer, (Accounts Building),

OMDA/General-400 400.

2. The Commissioner of Chennai.

First Floor, East Wing,

OMDA Building, Chennai-600 006.

FOR HONORARY SECRETARY.