

From
THE COMPTROLLER-SECRETARY,
Economic Development
Development Authority,
No. 6, Airport Road, Bandra,
Mumbai, 400 006.



To
Mr. K. M. Ganesan,
10-11, 2nd Floor,
1st Avenue, Bangalore
Chennai - 600 002
Date: 15-8-78

Letter No. ED/14924/78

ESR/Mumbai.

RE: OMR - 250 - 78 - Proposed construction of 6000
residential flats for 7th & 8th phases, Bangalore in S. B. 25
P. 2. 15, and 2.5% reservation, Bangalore 7th & 8th phases
Ref: 1) RFA received in OMR No. 188/78 dt. 22.2.78

The Planning Permission & publication and ~~Contract Plan~~
received in the reference ~~copy~~ dated for ~~the~~ proposed units of
6000 residential flats for 7th & 8th phases, Bangalore in S. B. 25,
P. 2. 15, and 2.5% reservation, Bangalore 7th & 8th phases
of ~~the~~ village.

In order to process the application further, you are
requested to remit the following by four separate Demand
Drafts of a Nationalised Bank in General City Branch in favour
of Member-Secretary, OMR, Chennai, at Cash Counter (between
10.00 A.M. and 2.00 P.M.) in OMR and produce the duplicate
receipts to the Area Plans Unit 'B' Chennai, Area Plans Unit
in OMR.

DISPATCHED

- | | |
|--|---|
| Development charge for
land and building under
Section of the MRP Act,
1961. | a. 14,000/-
(Charge further bound only) |
| ii) Sectioning fee | a. 1000/-
(Charge one thousand and one 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
landed' was as per OMR
10(a) (iii) (b) (ii) T. 18
12(b) - 22 (a) / 11 (a) - 21 | a. — |
| v) Security Deposit (for
the proposed development) | a. 52,500/-
(Charge fifty two thousand only) |
| vi) Security Deposit (for
Septic Tank with effluent
filter) | a. — |
| vii) Security Deposit for
sewer line | a. 10,000/-
(Charge Ten thousand only) |

(Security Deposit was retained with you)

vi) ~~Security Deposit for Display Board~~

(Security Deposits referable amounts without interest on claim, after issue of completion certificate by DMIA. If there is any deviation/ violation/ change of use of any part or whole of the building/site to the approved plan shall be forfeited. Security Deposit for Display board is referable when the display board is 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).

ii) 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 payable along with the charged fee (however no interest is collectible for Security Deposits).

3) The payment shall be retained 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 DMIA 2001/2002:

i) The construction shall be undertaken as per 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 case of Special Buildings, Urban 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 reports/ drawings and consent letters should be furnished.

iii) A report to writing shall be sent to General 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 reports 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 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 dissolved 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 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 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 etc/ 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, representation or any mis representation of facts in the application, planning permission will be liable for revocation and the Development Rule, if any will be treated as unutilized.

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

xi) The applicant will be bound to abide by the conditions mentioned above are not complied with;

xii) Sanitation maintenance measures notified by CMDA, should be adhered to strictly;

a) Undertaken (as the detail prescribed in Appendix - IIT to SWS) a copy of it enclosed in S/O/- Stamp Paper duly attested by all the land owner, SWS holder, builders and promoters respectively. 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 Forward the Copy of Formulas, including PIS to the and clearly indicate & follow Article 2 & 5th ply.

