

SECRET

From
THE COMMISSIONER - ZOOB BLDG.,
Chennai Metropolitan
Development Authority,
No. 8, Gandhi Drive Road,
Chennai - 600 008.

To: Mr. C. Kupfering (AO)
P. Block no 47,
Manager, Chennai - 600 008

Letter No. B3/14492/88

Dated: 25-8-88

SUBJECT:

Re: CHD - 200 - 22 - Proposed construction of a new residential
Complex with a total area of 10000 sq. m. at
P. Block no 47 of Muller village, Chennai - 600 008.
Ref: 1) PAs received in SPO No. 22/88 dt. 24-7-88

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The Planning Permission Application and Revised Plan
received in the reference of 433F residential complex with a total area of 10000 sq. m. at P. Block no 47 of Muller village, Chennai - 600 008.

In order to process the application further, you are
requested to remit the following by four separate Demand
Drafts of a Nationalized Bank to Chennai City Branch in favour
of Member-Secretary CHDA, Chennai-8, at Cash Counter (between
10.30 A.M. and 4.30 P.M.) in CHDA and produce the indicated
receipt to the Area Plans Unit 'B' Chennai, Area Plans Unit
in CHDA.

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| i) Development charge for
land and building under
Sec. 50 of the MCD Act,
1973. | a. 10,000/-
(Cash, Demand Draft only) |
| ii) Excise duty | a. 10,000/-
(Cash and Demand Draft only) |
| iii) Advertisement charge | a. — |
| iv) Open Space Reservation
charges (i.e. equivalent
land cost in lieu of the
space to be reserved and
leased over as per DCR
18(a)-I(1)(ii)(a)-1 & 18
(a)-II(1)(ii)(a)-2) | a. — |
| v) Security Deposit (for
the proposed development) | a. 10,000/-
(Cash, Demand Draft, Bank Draft only) |
| vi) Security Deposit (for
Eggsie Bank with interest
@ 12%) | a. — |
| vii) Security Deposit for
sanitary work | a. 10,000/-
(Cash, Demand Draft only) |
| viii) Security Deposit for
sanitary work | a. 10,000/-
(Cash, Demand Draft only) |

DESPATCHED

Handwritten notes on the left margin, including '12/10/88' and '12/10/88'.

11) Security Deposit for the Building Board

(Security Depositors refundable amounts without interest on claim, after issue of completion certificate by SDA. 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 Building Board is refundable when the Building Board is provided with format is put up into site under supervision. In case of default Security Deposit will be forfeited and action will be taken to put up the Building 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 due (However no interest is collectible for Security Deposit).

2) The papers shall be returned unprocessed if the deposit 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 SDA 2011:-

- i) The construction shall be undertaken as per the 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 Development a professionally qualified Architect Registered with Council of Architects or Class-C Licensed Surveyor shall be associated with the construction work till it is completed. Their names/address and consent letters should be furnished.
- iii) A report to writing shall be sent to General Metropolitan Development Authority by the Architect/Class-C 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 General Metropolitan Development Authority when the building is completed upto ground 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/them and the owner/developer has been cancelled or the construction is carried out in deviation to the approved plan.

15) The owner shall inform Chennai Metropolitan Development Authority of any change of the Licensed Surveyor/Architect. The newly appointed Licensed Surveyor/Architect shall also inform 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 under covering between the work of the previous Architect Licensed Surveyor and entry of the new appointed.

16) 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.

17) While the applicant makes application for service connection such as Electricity, Water Supply, Sewerage etc/ etc should enclose a copy of the completion certificate issued by CMDA along with his application to the concerned Department/Board. Agency.

18) 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.

19) In the open space within the site, trees should be planted and the existing trees preserved to the extent possible.

20) 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 developer shall, if any will be treated as embezzled.

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

22) The questions will be considered if the conditions mentioned above are not complied with.

23) Sanitary conservation measures notified by CMDA, should be adhered to strictly.

a) Undertaking (in the format prescribed in Appendix - III to MCR) a copy of it enclosed in B.O/- Survey Paper duly executed by all the land owner, the 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) *or* *Provide five copies of undated plan showing site with its own PWD's sketch only, setbacks as per R.O, zoning plan & land use as professional opinion, showing draw 1/4 & boundary plan as per site condition.*

9. The issue of planning permission depend on the compliance/fulfillment of the conditions/agreements 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 refusal of the development charge and other charges (including existing fee) in case of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of 41A, 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,

Sd/-

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1. Mr. Accounts Officer, Accounts Section,

CHDA, Chennai-600 006,

2. The Commissioner of Chennai,

First Floor, East Wing,

CHDA Building, Chennai-600 006.

for RECORD - CHENNAI.

[Handwritten signatures and initials in blue ink]