

BY HAND. POST WITH ACK. DUE.

From

The Member-Secretary,
Chennai Metropolitan
Development Authority,
No. 8, Gandhi-Irwin Road,
Chennai-600 008.

To

Taira Srinivasan Reddy,
3, Reddy Street,
Alipet,
Chennai-58.

Letter No. 23/1708/98

Date: 15.4.98.

Sir,

Sub: CPDA - Area plans unit - Planning Permission - Revised proposal for the construction of G-W+R building for Salween Mandapam-Office purpose at S.No. 306/1A, 306/2B, S.No.32, M.T.S. Road, Padi village - Request of difference in D.C. and S.D. requested - Reg.

Ref: ITA recd. in SAC No.45/98, dt.27.1.98.

The planning permission application received in the reference cited for the revised proposal for construction of Ground - Basement Floor+Floor building for Salween Mandapam office purpose at S.No. 306/1A, 306/2B, Block No.32, M.T.S Road, Padi village is under scrutiny.

To process the application further, you are requested to remit the following by three separate Demand Drafts of a Nationalized Bank in Chennai City drawn in favour of Member-Secretary, CPDA, Chennai-008 008 at Cash Counter (between 10:00 a.m. and 4:00 P.M.) in CPDA and produce the duplicate receipt to the Area Plans Unit, Chennai, Area Plans Unit, Chennai Metropolitan Development Authority.

i) Development charge for land and building under Sec.30 of the DDP Act, 1977.	Rs. <u>31,000/-</u> (Rs. Thirty one thousand only) after adjusting the payment vide R/98-2002, dt. 3.3.98 & 66134, dt.17.4.95
ii) Security Fee	Rs. <u>1,000/-</u> (Rs. One thousand and five hundred only)
iii) Regularisation charge	Rs. <u>-</u>

iv) Open Space Reservation charges (i.e. residential land cost in lieu of the space to be reserved and laid over as per DCR 20(a)(iii), 198-L.V./18, 198-II 121/17(a)-3).	Rs.	-
v) Security Deposit (for the proposed development)	Rs.	70,000/- (Rs. Seventy thousand only)
vi) Security Deposit (for Deposit Book with office filer)	Rs.	27,000/- (Rs. Twenty seven thousand only)
vii) Security Deposit for Display Board.	Rs.	10,000/- (Rs. Ten thousand only)

(Security Deposits are refundable ~~generally~~ without interest on claim, after issue of completion certificate by DDA. If there is any disturbance/violation/change of use of any part or whole of the building/site to the approved plan Security Deposit 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).

7. Payments received after 30 days from the date of issue of this letter attract 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 required along with the charges due (however no interest is collectible for Security Deposits).

3. The papers would be returned (approved if the payment is not made within 10 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 DCR 2(8)(ii):

i) The construction shall be undertaken as per approved plan only and no deviation from the plans should be made without prior sanction. Construction done in violation is liable to be demolished;

- ii) In cases of Special Buildings, Green 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 contact letters should be furnished.
- iii) A report in writing shall be sent to Chennai Metropolitan Development Authority by the Architect/ Class-I Licensed Surveyor who supervises the construction just before the commencement of the erection and the building as per the approved plan number report shall be sent to CMDA when the building 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 conflict between him/their and the owner/developer has been identified or the construction is carried out as 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 notify 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 on during the period intervening between exit of the previous architect/licensed surveyor and entry of the new appointed.
- v) While the applicant makes application for service connections such as Electricity, Water Supply, Sewerage he should enclose a copy of the completion certificate issued by CMDA along with his application to the concerned Department/Board/Agency.
- vi) 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 CMDA.
- 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 misrepresentations of facts in the application, planning permission will be liable for revocation and the development work, if any will be treated as unauthorized.

- i) The new building should have mosquito proof over hand tanks and wells.
- ii) The sanction will be void ab-initio, if the conditions mentioned above are not complied with.
- iii) Rain water conservation measures suggested by CMDA should be adhered to strictly;

- a) Undertaking (in the format prescribed in Annexure-XIV to MCR, a copy of it enclosed in No.10/- Stamp paper duly submitted by all the land owner, MP, builders, 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.

2) You are also requested to furnish 3 copies of revised plan comply with the following and surrender the earlier approved plans, planning permit and approval letter in original. **

3. The issue of planning permission depend on the compliance/fulfillment of the conditions/payments stated above. The acceptance by the authority of the proposal of the Development charge and other charges etc. shall not constitute the reason to the planning permission but only refund of the development charge and other charges (excluding Sanitary Fee) is a condition of refund of the permission for non-compliance or non-compliance stated above or any of the provisions of MCR, which has to be complied before getting the planning permission or any other sanction provided the construction is not commenced and also for refund is to be by the applicant.

4.

- ** i) Plan showing the building as on site condition, showing the Internal Compound wall as to be demolished.
- ii) Mentioning size of septic tank in site plan and plot measurements as per earlier approved plans and
- iii) Showing Car parking arrangements, Utility arrangements and correctly Street Alignment - Building Line *Correctly*

Yours faithfully,

[Signature]
per **MURUGAN-SUBRAMANIAM**.

Encl.

Copy for: 1) The Senior Accounts Officer, Accounts (Main) Dept., CMDA, Chennai-4.

2) The Commissioner, Corporation of Chennai, CMDA, Chennai-400001.

3) The Commissioner, Assistant Municipality, Assistant, Chennai-33.