

NY 8-14-48

From

THE MEMBER SECRETARY,
Channel Metropolitan
Development Authority,
30.11, Bhabha Road,
Chennai-600 006.

To
Mr. D. Shankar Iyer
A1, 53, Park Road,
Mumbai, Chennai-600 006.

Letter No. 83/1709/48

Dated 15-2-48

2 1/2 Pages.



Site CHDA - APU - 11th Payment certificate of 1-4-48
holding for 15 acs at of Area - 51
Kallikuppam Road in p.u. 42/5 of Ambattur village
Municipality of the said above village.
Ref: 1) PWA received in SEC No. 41/48 dt. 25.1.48

The Planning Permission Application and Revised Plan
received in the reference cited for a proposed residential
of 1000 sq. ft. for 15 acs at Area - 51, Kallikuppam Road in
p.u. 42/5 of Ambattur village.

is under scrutiny. To proceed the application further, you
are requested to remit the following by the separate
Demand Draft or a Nationalized Bank in Chennai City drawn in
favour of Member Secretary, CHDA, Chennai-6 at Cash Counter
between 10.00 A.M. and 4.00 P.M. in CHDA and produce the
duplicate receipt to the Area Plans Unit 'B' Channel, Area
Plans Unit in CHDA.

1) Development charge for
land and building under
Section of the DCP Act,
1937.

Rs. 1000/-
(Cash by Demand Draft)

2) Sewerage fee

Rs. 100/-
(Cash on receipt of Sewerage
Authority)

3) Regularisation Charge

Rs. 1000/-
(Cash by Demand Draft)

4) Open Space Recreation
charges (i.e. equivalent
land cost in lieu of the
space to be reserved and
deducted over Rs per DCP
1000/111) 1000/11-10
100-11/11/111-00

Rs. _____

87 288
DESPATCHED



- v) Security Deposit (for the proposed development) - | Rs. 60,000/-
(Cash only - only)
- vii) Security Deposit (for water tank with upflow filter) | Rs. 15,000/-
(Cash only - only)
- viii) Security Deposit for display board | Rs. 10,000/-
(Cash only - only)

(Security Deposit are refundable amounts without interest or claim, after issue of completion certificate by DCM. If there be any deviation/violation/change of use of any part or walls of the building/site to the approved plans 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 set 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 settled along with the charges due (however no interest is collectible 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 virtue of provisions available under DCR 24/21:-
 - i) The construction shall be undertaken as per mentioned 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 case of Special Buildings, Group Development 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 consent letters should be furnished.



iii) A report to existing shall be sent to Chennai Metropolitan Development Authority by the Architect/Class-I Licensed Surveyor and Supervisor the construction just before the commencement of the erection of the building as per the approved plan similar report shall be sent to Chennai 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 completed is in accordance with the approved plan. The Licensed Surveyor and Architect shall before this Authority immediately if the contract between him/them and the Owner/developer has been cancelled or the construction is carried out in deviation of 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 on 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 and other social services 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 these conditions to the planning permission.

viii) The Open Areas 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 misrepresentation of facts in the application, planning Permission will be liable for cancellation and the developer would, if any will be treated as unauthorised.



- x) The new building should have cesspits provide over head tanks and walls.
- xi) The condition will be verifiable, if the conditions mentioned above are not complied with.
- xii) Rainwater conservation measures notified by CMD, should be adhered to strictly.
- xiii) Undertaking in the format prescribed in Annexure - XII to DCR, a copy of it enclosed in Rs. 10/- Stamp paper duly executed by all the land owner, CPA holders, builders and promoters collectively. The undertakings shall be duly attested by a Notary Public.
- xiv) Details of the proposed development duly filled in the form enclosed for display at the site in case of special buildings and group developments.

1) To furnish five copies of revised plan showing total height + 5.40m with a balcony, ground floor plan etc and 2 copies of plan showing details of the building etc.

5. The issue of planning permission depend on the compliance/fulfillment of the conditions/payments stated above. The success/ failure by the Authority of the pro 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 agency fee) in case of refusal of the permission, for non-compliance of the conditions stated above or any of the provisions of DCR, 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,

sk

 THE MUNICIPAL ENGINEER

Encl²

Copy to:

1. Sr. accounts Officer, (Accounts Main/Dn. C.A.S.A./Channel-600/000.
2. The Commissioner of Chennai, First Floor, 100th Street, 100th Building, Chennai-600 080.

Ambedkar m/10/20
Ambedkar, Chennai 53.