

From
THE MINISTER - SECRETARY,
Chennai Metropolitan
Development Authority,
No. 6, Gandhi Bldg Road,
Chennai - 600 022.



To
SHRI G. SIVARAJU IAS (P.A.)
"B" Block No-27,
Anna Nagar,
Chennai - 600 022.

Dated No. 10/10076/20.

Date: 7.10.20.

Sir/Madam,

Sub: CMDs - 10/1 - 11 - Proposed construction of Ground + 3 Floor residential building for 7 dwelling units at Plot No. 1429, Door No. 27, Block - B, Anna Nagar (East) in S.No. 2 part & 3 part of Mallam Village - Remittance of Development Charges & other charges - Requested - Regarding

Ref: 1) FPA received in DCP No. 732/20 dt. 4.8.20.

The Planning Permission a prologation and Revised Plan received in the reference cited for the proposed construction of Ground + 3 Floor Residential Building for 7 dwelling units at Plot No. 1429, Door No. 27, Block-B, Anna Nagar (East) in S.No. 2 part and 3 part of Mallam Village

is under scrutiny. To process the application further, you are requested to remit the following by your separate Demand Drafts of a Nationalised Bank in Chennai City Branch in favour of Member-Secretary, CMDs, Chennai-6, at East Branch (between 10.00 A.M. and 3.00 P.M.) in CMDs and produce the duplicate receipt to the Area Plans Unit "B" Chennai, Area Plans Unit in CMDs.

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|---|---|
| i) Development charge for land and building under Section of the CMDP Act, 1977. | Rs. 10,000/-
(Ten Thousand only) |
| ii) Servicing fee | Rs. 200/-
(Two hundred only) |
| iii) Regularisation charge | Rs. ... |
| iv) Open Space Reservation charges (i.e. equivalent land cost in lieu of the space to be reserved and builded) as per DCP 10/1/144/10/20/11/1/11-11 10/1/111/11/11/11/11-01 | Rs. ... |
| v) Security Deposit (for the proposed development) | Rs. 40,000/-
(Forty thousand only) |
| vi) Security Deposit (for Septic Tank with 100Ltr filter) | Rs. ... |
| vii) Security Deposit (for Sewerage work) | Rs. 10,000/-
(Ten Thousand only) |
- [Security Deposit are refundable amounts without

viii Security Deposit for Display Board

(Security Depositors refundable amounts without interest on claim, after issue of completion certificate by CMIA. If there be any deviation/ violation/change of use of any part or whole of the building/site to the approved plan 60 will be forfeited. Security Deposit for Display Board is refundable when the display board as prescribed with format is put up with 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 remitted along with the charges due (however no interest is collectible for Security Deposits).

iii) The plans would be returned 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) Forward the letter of your acceptance for the following conditions stipulated by viii) provisions available under MR 2(b) III:-

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 cases of Special Buildings, Group Developments a professionally qualified Architect registered with Council of Architects or Class-I Licensed Surveyor should be associated with the construction work till its completion. Their names/addresses and consent letters should be furnished.

iii) A report in writing shall be sent to Council 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 Council 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/them and the owner/developer has been cancelled or the construction is carried out in violation 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 wings of construction at which he has taken over. No construction shall be carried out during the period lapse existing 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 services connecting such as Electricity, Water Supply, Sewerage he/she should produce 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 persons to whom the site is transferred immediately after such transaction and shall bind the purchaser by 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 representations of facts in the application, planning permission will be liable for annulment and the development made, if any will be treated as unauthorized.

x) The new building should have adequate provide over head tanks and rains.

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

xii) Rainwater conservation measures notified by CMDA, should be adhered to strictly;

a) Undertaker (As the format prescribed in Annexure - III to RMR) a copy of it enclosed to M.I.D/ - Stamp Paper duly executed by all the legal owner, SPA 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 five copies of revised plan detailing roof projection at third floor roof level in section and elevation.

5. The issue of planning permission depends on the compliance/fulfillment of the conditions/payments 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 (excluding surcharge fee) in case of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of LCA, 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,

R. Srinivasan
for SECRETARY.

Encl:

Copy to:

1. Sr. Accounts Officer, (Accounts Maint./D.O.)

CCM/Chennai-600 008.

2. The Commissioner of Chennai.

First Floor, East Wing.

CCM Building, Chennai-600 008.

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