

From
THE MEMBER-SECRETARY,
Central Metropolitan
Development Authority,
No. 2, Condit Level Road,
Chennai-600 002.

To

MR. S. ANANDARAMAN,
1/10, Welcome Colony,
(Fancherina Flats),
Area Nagar West Extension,
Chennai - 600 101.

Letter No. **21/10204/98.**

Date: **8-11-98.**

Sir/Madam,

Sub: **CMDA - APT - RT - Proposed additional construction to the ground + 2 Floor Flats allotted by CMMD of Block No.2, Welcome Colony (Fancherina Apartments) in S.S.No.208 part of Padi Villages - Sanctioned of Rs.4.50 Lakhs and other charges - Requested - Regarding.**
Ref: 1) PPA received in SAC No. **743/98, dated 8.8.98.**

The Planning Permission Application and Revised Plan received in the reference with for **the proposed additional construction to the ground + 2 Floor Flats allotted by Tamil Nadu Housing Board at Block No.2, Welcome Colony (Fancherina Apartments) in S.S.No.208 part of Padi Villages.**

In order scrutiny. To process the application further, you are requested to remit the following by **cash** separate Demand Drafts of a Nationalised Bank in Chennai City Branch in favour of Member-Secretary, CMDA, Chennai-2, at Cash Counter (between 10.00 a.m. and 4.00 p.m.) in CMDA and produce the duplicate Receipt to the Area Plans Unit 'B' Channel, Area Plans Unit in CMDA.

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|---|---|
| i) Development charge for land and building under Sec.59 of the T&CP Act, 1971. | Rs. 14,500/-
(Rupees Fourteen thousand five hundred only) |
| ii) Stamp Duty / Survey fee | Rs. 1,500/-
(Rupees One thousand and five 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 treated as per DCR 19.11.1974/17(a)-1 & 19.11.1974/17(a)-2) | Rs. --- |
| v) Security Deposit (for the proposed development) | Rs. 27,000/-
(Rupees Twenty seven thousand only) |
| vi) Security Deposit (for Septic Tank with effluent filter) | Rs. --- |
| vii) Security Deposit for parking area | Rs. 10,000/-
(Rupees Ten thousand only) |

(Drawing Detail and other details without)



1) Security Deposit for Display Board

[Security Deposits refundable amounts without interest on claim after 30 days of completion certificate by OSHA. 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 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].

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 remitted along with the charges due (however no interest is collectible for Security Deposit).

3) The papers shall 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 various provisions available under RCR (B) II:-
 - 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, Group 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 name/address and consent letters shall be furnished;
 - iii) A report in writing shall be sent to District 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 District Metropolitan Development authority when the building is two floors upto ninth 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/their and the owner/developer has been cancelled or the contract will be 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 submit 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 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 he/ 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 these conditions to the planning permission.

viii) The open spaces 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 must make, if any will be treated as unauthorised.

x) The new building should have complete provide over high tanks and walls.

xi) The sanction will be void/withdrawn the conditions mentioned above are not complied with;

xii) Repeater construction measures notified by CMDA should be adhered to strictly;

a) Undertaking (in the format prescribed in Schedule - XIV to CRP) a copy of it enclosed in a 10/- Stamp Paper duly executed by all the land owner, GDA 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 showing plot measurement as in orientation sketch, building size as at site and set back measurements including building size & plot size and shifting the gate away from the plot.



5. The issue of planning permission depend on the compliance/fulfillment of the conditions/requirements stated above. The acceptance by the Authority of the full 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 carrying fee) in cases of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of LCR, which has to be complied before getting the planning permission or any other reasons provided the construction is not commenced and claim for refund to made by the applicant.

Yours faithfully,

P. Subramanian
 For COMPTROLLER-GENERAL.

Recd:
 Page 101
 Mr. Accounts Officer, (Accounts Maint. Div.)
 0014/000001-000 000.
 2. The Commissioner of Census,
 First Floor, East Wing,
 0004 Building, Chennai-600 008.

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