

RE: B. S. S. S. S.

From  
THE CHENNAI METROPOLITAN  
Development Authority,  
Chennai Metropolitan  
Development Authority,  
No. 6, Gandhi Erwin Road,  
Chennai-600 008.

To  
Thiru. V. G. Srinivasan (Secretary)  
A/S, Welcome colony  
Panchamatra Flat owners Association  
Area Appn western side. A.S. 101

Letter No. B3/13292/92

Date: 1/99



Sir/Madam,

Sub: CMDA - AP - 20 - Proposed multi. const. to be  
TNMS allotted plots at S. No. 1, welcome colony  
Panchamatra Apartment in R. S. No. 206 pt. of  
Padi village - Resultant of S. No. 2 and S. No. 3 of  
Ref. 1) APs received in CMD No. 746/92 dt. 3/9/92,  
and R.P. received dt. 18-12-92

The Planning Permission & application and Revised Plans  
received in the reference first cited for the pro. multi.  
const. to the TNMS allotted plots at S. No. 1, welcome  
colony in R. S. No. 206 pt. of Padi village

is under scrutiny. To process the application further, you are  
requested to remit the following by four separate Demand  
Drafts of a Nationalized Bank in Chennai City Green in favour  
of Member-Secretary, CMDA, Chennai-6, at Cash Counter (between  
10.00 A.M. and 4.00 P.M.) in CMDA and produce the duplicate  
receipts to the Area Plans Unit "B" Chennai, Area Plans Unit  
in CMDA.

DESPATCHED

- |   |  |
|---|--|
| i) Development charge for<br>Land and building under<br>Sec. 30 of the T&CP Act,<br>1971.   | a. Rs. 14,000/- (Fourteen<br>thousand only.)       |
| ii) Surveying fee   | b. Rs. 1900/- (One thousand<br>nine hundred only.) |
| iii) Regularization charge  | c. -   |
| iv) Open Space Reservation<br>charges (i.e. equivalent<br>land cost in lieu of the<br>space to be reserved and<br>leased over as per DCR<br>19(2)(ii) 19(2)(i), 19<br>19(3)-II(vi)/17(a)-9) | d. -   |
| v) Security Deposit (for<br>the proposed development)   | e. Rs. 13,000/- (Thirteen<br>thousand only.)       |
| vi) Security Deposit (for<br>Septic Tank with urflee<br>filter)   | f. -   |
| vii) Security Deposit for<br>display stand  | g. Rs. 10,000/- (Ten thousand<br>only.)            |

(Security Deposit may be deposited in accounts without

vii) Security Deposit for Display Board

[Security Depositors refundable amounts without interest on claim, after issue of completion certificate by CM&A. If there is any deviation/violation/change of use of any part or whole of the building/site to the approved plan BB 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].

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 collectable for Security Deposits).

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 various provisions available under DMR 3(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. Deviation 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 shall be associated with the Construction work till it is completed. Their names/addresses and consent letters should be furnished;
- iii) A report to 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 of the building as per the sanctioned plan. Similar report shall be sent to Chennai Metropolitan Development Authority when the building is has reached 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/herself and the owner/developer has been cancelled or the construction is 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 confirm to CMDA that he has applied for supervising the work under reference and intimating the stage of construction at which he has taken over. No construction shall be carried out during the period later evening 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 transactions and also the name and address of the persons to whom the site is transferred immediately after each transaction and shall bind the purchaser to those 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 cancellation and the developer must apply, if any will be treated as unauthorized.

x) The new building should have mosquito provide over head tanks and walls;

xi) The sanction will be voided if the conditions mentioned above are not complied with;

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

a) Undertaken (in the format prescribed in Annexure - XIV to DMR) a copy of it enclosed in A.10/- Stamp Paper duly executed by all the land owner, GIA holders, builders and promisees 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. You are requested to furnish 5 copies of R.P showing Ht. of the bldg. Total Ht. of the structure and Ht. of statement above R.L.

5. The issue of planning permission depend on the compliance/fulfilment of the conditions/requirements stated above. The acceptance by the Authority of the work 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 scrutiny 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,

Encl:

Copy 1st

1. Mr. Accounts Officer, (Accounts Main/En.. for ~~MANAGER SECRETARY~~),  
CADA/Chennai-600 000.
2. The Commissioner of Chennai,  
First Floor, East Wing,  
CMAA Building, Chennai-600 000.

5/17/2021

of  
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