

BY HAND. POST WITH ACS. AIR.

From

The Member-Secretary,  
General Metropolitan  
Development Authority,  
No.8, Sengal-Irwin Road,  
Chennai-600 033.

To

Thiru Mahalinga Kandas,  
No.8/7, East Chetty Street,  
Chennai-600 079.

Letter No. 83/15666/98

Dated: 26.10.98.

Sir/Messrs

Sub: GDA - Area Plans Unit - Planning  
Permission - Proposed construction of  
Basement Floor + Stilt + 3 Floor Commercial  
building (Shops) at Door No.101, Pura-  
swakkam High Road, S.No.3051/2, Block No.49  
of Pura-swakkam, Chennai - Remittance of  
Development charge and other charges -  
Requested - Regarding.

Ref: MTA Received in EDC No.757/98, dt.11.9.98.



The Planning Permission Application received in  
the reference cited for the proposed construction of Basement  
Floor + Stilt + 3 floor Commercial building (Shops) at Door  
No.101, Pura-swakkam High Road in S.No.3051/2, Block No.49  
of Pura-swakkam village is under scrutiny.

To process the application further, you are requested to  
remitt the following by <sup>7.00</sup> separate Demand Drafts of a  
Nationalized Bank in Chennai City drawn in favour of Member-  
Secretary, GMDA, Chennai-600 033 at Cash Counter (between  
10.00 A.M. and 4.00 P.M.) in GMDA and produce the duplicate  
receipt to the Area Plans Unit, Chennai, Area Plans  
Unit, General Metropolitan Development Authority.

1) Development charge for land  
and building under Sec.93  
of the GMDA Act, 1971.

Rs. 31,500/-  
(Rupees thirty one thousand  
and five hundred only)

2) Scrutiny Fee

Rs. 800/-  
(Rupees eight hundred only)

3) Regularisation charge

Rs. 7,000/-  
(Rupees seven thousand only)

875874 - 31500

75 - 800

76 - 7000

77 - 65000

78 - 10000

p.t.o.

1/10/98

iv) Open Space Reservation charges  
(i.e. equivalent land cost in  
lieu of the space to be reserved  
and bonded ~~only~~ as per  
DCR 19(a)(1)(1), 100-2.4.7/nd,  
19b-II (vi)/17(a)-3).

Rs. —

v) Security Deposit (for the  
proposed development)

Rs. 65,000/-  
(Rupees Sixty five thousand  
only)

vi) Security Deposit (for Septic  
tank with upflow filter)

Rs. —

vii) Security Deposit for Display  
Board.

Rs. 10,000/-  
(Rupees Ten thousand only)

[Security Deposit are refundable amounts without interest  
or claim, after issue of completion certificates by CMDA.  
If there is any deviation/violation/abuse 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 Form-1 is put up on 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 Deposits).

3. The papers 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) Furnish the letter of your acceptance for the  
following conditions stipulated by virtue of  
provisions available under DCR 2(b)(1)(c)-

1) 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;

11) In cases of Special Buildings, Group Develop-  
ments, 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/address and contact 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 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 contract between him/them 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 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 services connection 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 persons 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 misrepresentation of facts in the application, planning permission will be liable for cancellation and the Development work, if any will be treated as unauthorized.
- x) The new building should have concrete ground over head tanks and walls.

- vi) The sanction will be void ab-initio, if the conditions mentioned above are not complied with.
- vii) Rain water conservation measures notified by DMIA should be adhered to strictly.
- viii) Undertaking (in the format prescribed in Annexure-GII to DCR, a copy of it enclosed in Rg-10/- Stamp paper duly executed by all the land owner, UPs holders, builder's and promoters separately. The undertakings shall be duly attested by a Notary Public.
- ix) Details of the proposed development duly filled in the format enclosed for display at the site in cases of Special Buildings and Group Developments.
- x) To furnish five copies of Revised Plan rearranging parking lots in a feasible way and one more section taken along open terrace at 3rd floor, correct sectional view and documents attested by Notary Public on all pages.

5. The issue of Planning Permission depend on the compliance/fulfilment of the conditions/payments stated above. The acceptance by the Authority of the pre-proposal 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 (including Servicing 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.



6. —

Yours faithfully,

*M. Manoj*  
for MCDR-SECRETARY

Encl.

- Copy to: 1) The Senior Accounts Officer, Accounts (M&S) Div., DMIA, Chennai-6.
- 2) The Commissioner, Corporation of Chennai, DMIA, Chennai-600 026.

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9820-72300