

H. K. Laksh

From  
THE SECRETARY,  
General Metropolitan  
Development Authority,  
No. 5, Gandhi Memorial Road,  
Chennai- 600 028.

To  
MR. G. SURESH RED (Pvt.)  
No. 48, Anna Road,  
Chennai - 600 040.

Letter No. 32/10001/88

Date: 12.11.88.

Sir/Madam,

Sub. CM&A - AP - FF - Construction of Part Villa + 4 Floors and Part Ground Floor + 3 Floor building for 7 dwelling units at Plot No. 2, Crescent Road, Sherry Nagar in S. 20-24/1 & 40% of Peripetoidal Village - Possessions of S.O. and other charges - Proposed - Regarding.

Ref: 1) FFA received in GDO No. 150/88, dt.14.9.88.  
2) Revised Plan received in your letter dt.11.9.88.

The Planning Permission & valuation and Revised Plan received in the referenced GDO called for the proposed construction of Part Villa + 4 Floors & Part Ground + 3 Floor building for 7 dwelling units at Plot No. 2, Crescent Road, Sherry Nagar in S. 20-24/1 & 40% of Peripetoidal Village

To enter accordingly. To process the application further, you are requested to remit the following by ~~bank~~ separate Demand Drafts of a Nationalised Bank in Chennai City Branch in favour of Member-Secretary, CM&A, Chennai-6, at Cash Counter (between 10.00 A.M. and 4.00 P.M.) in CM&A and produce the duplicate receipts to the area Plans Unit (AP) Chennai, Area Plans Unit in CM&A.

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|---|--|
| i) Development charge for land and building under Sec. 29 of the T&C Act, 1971.   | R. 11,500/-<br>(Thirteen thousand and Five hundred only) |
| ii) Sewerage fee  | R. 200/-<br>(Thousand eight hundred only)                |
| iii) Regularisation charge  | R. ***   |
| iv) Open Space Reservation charges (i.e. equivalent land cost in lieu of the space to be reserved and handed over as per FOR 19, 2/111/19, S.O. 7, 18 19, 2/111/19, S.O. 7, 18) | R. ***   |
| v) Security Deposit for the proposed development  | R. 40,000/-<br>(Thousand forty eight thousand only)      |
| vi) Security Deposit for Septic Tank with effluent filter   | R. ***   |
| vii) Security Deposit for Sewerage connection   | R. 10,000/-<br>(Thousand Ten thousand only)              |

(Security Deposit and other bills account without)

vii) Security Deposit for [ ] to [ ]  
Building Board

(Security Deposits refundable amounts without interest on claim, after issue of completion certificate by CMRA. If there is any deviation/ violation/ change of use of any part or whole of the building/site to the approved plan SE will be forfeited. Security Deposit for Building Board is refundable when the Building Board as prescribed with consent 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 Building Board).

2) Payments received after 15 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 Margin Fee (however no interest is collectable for, Escrowed Deposits).

3) The papers shall be returned unapproved if the payment is not made within 45 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 RCR 2(a) II:

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 violation is liable to be demolished;

ii) In cases of Special Notings, 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 contact letters should be furnished.

iii) A report to visiting 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 that 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/their 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 out during the period under 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 service connection such as Electricity, Water Supply, Sewerage etc, she should attach a copy of the completion certificate issued by CMDA along with the application to the concerned Department/Board, Agency.

vii) When the site under reference is transferred by way of sale/lease or any other mode 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 mis representations of facts in the application, planning permission will be liable for cancellation and the Development Note, if any will be treated as unauthorized.

x) The new building should have mosquito provide over head tanks and wells.

xi) The applicant will be responsible for the conditions mentioned above are not complied with;

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

xiii) Undertaken (in the format prescribed in Annexure - XIV to RCR) a copy of it submitted to E.O/- Stamp Paper duly executed by all the land owner, RCR holders, builders and promoters separately. The undertakings shall be duly attested by a Notary Public.

xiv) Details of the proposed development duly filled in the format enclosed for display at the site in cases of special buildings and group developments.

8. The issue of planning permission depend on the compliance/fulfillment of the conditions/payments stated above. The permission by the authority of the pro Department of the Development charge and other charges etc., shall not entitle the person to the planning permission but only refusal of the Development charge and other charges (including parking fee) in case of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of 488, which has to be complied before getting the planning permission or any other charges provided the construction is not commenced and also for refusal is made by the applicant.

- 111.(c) You are requested to furnish five copies of revised plans complying with the following :-
  - (i) French window for the 2nd floor at 2nd and 3rd floor to be converted as ordinary window.
  - (ii) The floor level of stilt floor to be increased by 1'-0" from ground level and providing ramp at the stilt parking area.
  - (iii) Rain Water trench to be provided on south side also as provision of dummy slab may not be feasible.
  - (iv) Balcony & wardrobe projections to be indicated in site plan.

Yours faithfully,

*P. J. [Signature]*  
for Manager-operations.

Recd:  
 10/11/2011  
 T.O. Accounts Officer, (Accounts Head, D.O.,  
 ENDA/Channel-200 200,  
 1.1th Commissioner of Chennai,  
 First Floor, East Wing,  
 ENDA Building Channel, 200 200.

*[Handwritten mark]*