

MEMBER-SECRETARY,
Chennai Metropolitan
Development Authority,
No. 6, Gandhi Street Road,
Chennai, 600 002.

Letter No. *Ch/1979/272*

Sir/Madam,

Re: *Mr. S. Suresh Babu,
Block 46, plot 40, block 40,
3rd Avenue, East Avenue Nagar,
Chennai-60.*

Dated: *3-11-78*

Sub: *CRDA - 272 - 23 - Proposed Certificate of Approval
for plot in proposed area +
Block 46, plot 40, block 40, 3rd Avenue East Avenue
Nagar 46 of Municipalities - provision of a site charge
Ref: (i) CRDA received to CRDA No. 777/78 dt. 05.03.78
(ii) Letter file received by CRDA dt. 21.03.78*

The Planning Permission application and Revised Plan received in the reference CR 200 cited for a proposed Certificate of Approval for plot in proposed area + Block 46, plot 40, block 40, 3rd Avenue East Avenue Nagar, 46 of Municipalities.

In order to process the application further, you are requested to remit the following by cash, separate Demand Drafts of a Nationalized Bank in Chennai City drawn in favour of Member-Secretary, CRDA, Chennai-6, at Cash Counter (between 10.00 A.M. and 4.00 P.M.) in CRDA and produce the duplicate receipt to the Area Plans Unit 'B' Chennai, Area Plans Unit in CRDA.

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| i) Development charge for land and building under Section of the T&M Act, 1911. | <i>15,000/-</i> |
| ii) Servicing fee | <i>0/-</i> |
| iii) Regulatorisation charge | <i>0/-</i> |
| iv) Open Space Reservation charges (i.e. equivalent land cost in lieu of the space to be reserved and handed over as per CRDA 19.4.1111/78, S.E.V.-18 19.4.1111-11/77, 19.4.1111-07 | <i>0/-</i> |
| v) Security Deposit (for the proposed development) | <i>50,000/-</i>
<i>CRDA Apply cost (not refundable)</i> |
| vi) Security Deposit (for Septic Tank with effluent filter) | <i>0/-</i> |
| vii) Security Deposit for overhead tank | <i>10,000/-</i>
<i>CRDA (for tank only)</i> |
- (Security Deposit may be remitted through accounts without

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~~iii) Security Deposit for Display Board~~

(Security Depositors refundable amounts without interest on claim, after issue of completion certificate by CMDA. If there is any deviation/ violation/damage of use of any part or whole of the building/site to the approved plan BS 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 submitted 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 RCR 2(b) III:-

1) The construction shall be undertaken as per sanctioned plan only and no deviation from the plans should be made without prior sanction. Construction done in deviation is liable to be demolished.

11) In cases of Special Buildings, Group Developments a professionally qualified, licensed/Engineered 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.

11b) A report in 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 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 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 indicate 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 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 misrepresentations of facts in the application, planning permission will be liable for cancellation and the developer made, if any will be treated as unauthorized.

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

xi) The penalties will be applied/levied if the conditions mentioned above are not complied with.

xii) Estimated construction measures notified by CMDA, should be adhered to strictly.

- a) Undertaking (in the format prescribed in Annexure - XIV to ROR) a copy of it enclosed in B/D/- Stamp Paper duly executed by all the land owner, GPs holders, vendors 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.

5. The issue of planning permission depend on the compliance/fulfilment of the conditions/requirements stated above. The acceptance by the Authority of the 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 (including service tax) in case 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 reason provided the construction is not commenced and claim for refund is made by the applicant.

Yours faithfully,



For Muzum-Secretary.



Encls:

Copy 101

1. Mr. Accounts Officer, (Accounts Main/Dn.,

CEEA/Chennai-600 008.

2. The Commissioner of Chennai,

First Floor, East Wing,

CEEA Building, Chennai-600 008.