

BY REGD. POST WITH ACK. REC.

From

The Member-Secretary,  
Chennai Metropolitan  
Development Authority,  
No.6, Gandhi-Drain Road,  
Chennai-600 006.

To

The Chief Engineer,  
Small Area Plan Clearance Board,  
No.7, Kamarajar Salai,  
Chennai-Channel-3.

Letter No. 23/1226/80

Dated: 17.3.80.

Sir,

Sub: CMA - Area plan unit - Planning  
Permission - Proposed construction of  
G+2 tenements by TNDM at Ambekar  
Nagar, New Arsal Road, in T-3-So.2<sup>nd</sup>,  
Block No.7 and T-3-So.2<sup>nd</sup> - B.No.12 of  
Ayazpuram village - Settlement of  
S.O. Security Deposit - Requested - Reg.

Ref: PPA road. in S.O. No.00/80, dt. 2.2.80  
submitted vide your Lr.No. 37/80/80,  
dt. 20.1.80 & Revised plan road.  
Lr. dt. 17.4.80.

The planning permission application and revised Plan  
received in the references cited for the proposed construction  
of Ground + 2 story tenements for 332 units at Tamilnadu Small  
Clearance Board at Ambekar Nagar, New Arsal Road, in T-3-So.2<sup>nd</sup>,  
Block No.7 and T-3-So.2<sup>nd</sup>, B.No.12, Ayazpuram village is under  
scrutiny.

To process the application further, you are requested to  
remt the following by **three** separate Demand Drafts of a  
Nationalized Bank in Chennai City drawn in favour of Member-  
Secretary, CMA, Chennai-600 006 at Cash Counter (between  
10.00 a.m. and 4.00 P.M.) in CMA and produce the duplicate  
receipt to the Area Plans Unit, 'B' Channel, Area Plans Unit,  
Chennai Metropolitan Development Authority.

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|--|---|
| i) Development charge for<br>land and building under<br>Sec.33 of the TACP Act,<br>1971. | Rs. <u>1,82,000/-</u><br>(Rs. One Lakh and eighty<br>two thousand only) |
| ii) Scrutiny Fee   | Rs. <u>42,000/-</u><br>(Rs. Forty two thousand and<br>two hundred only) |
| iii) Registration charge   | Rs. -   |

iv) Open Space Reservation charges (i.e. equivalent land cost in lieu of the open to be reserved and handed over as per GDA No.104444, 128-D.V./10, 198-II (11/176)-3).	Rs. -
v) Security Deposit (for the proposed development)	Rs. -
vi) Security Deposit (for Septic tank with offline filter)	Rs. -
vii) Security Deposit for Display Board.	Rs. 25,000/- (Rs. Ten thousand only)

(Security Deposit are refundable amounts without interest as above, after issue of completion certificate by GDA. If there is any deviation/ violation/ change 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 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).

3. Payments received after 30 days from the date of issue of this letter attract 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 recited along with the charges due (however no interest is collectable for Security Deposit).

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 GDA 1(1)(ii)-
  - 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 violation 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 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 supervising the construction just before the commencement of the erection of the building as per the sanctioned plan number 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 as 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 on during the period intervening between such of the previous Architect/Licensed Surveyor and entry of the new appointed.
- v) While the applicant makes application for service connections 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 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 development made, if any will be treated as unauthorized.

- a) The new building should have separate sewer over head tanks and wells.
- ai) The narrative will be void abinitio, if the conditions mentioned above are not complied with.
- aii) Rain water conservation measures notified by CMDA should be adhered to strictly.
  - a) Undertaking (in the format prescribed in Memo-218 to CMDA, a copy of it enclosed as No.10/-) Stamp paper duly executed by all the land owner, CMA holders, builders and agencies separately. The undertakings shall be duly attested by a Notary Public.
  - b) details of the proposed developments 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/failure of the conditions specified stated above. The acceptance by the Authority of the pre-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 Marketing Fee) in case of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of ACR, which has to be applied before getting the planning permission or any other reason provided the administration is not convinced and it is for refund is made by the applicant.

You are also requested for convey your willingness to hand over the Open Space Reservation and the Street Alignment portion to Channel Corporation free of cost through a gift deed to provide adequate arrangement for drainage/sewerage system and to shift the High Tension lines and also furnish Revised Plan complying with the following:

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Copy to:

- 1) The Manager Accounts Officer,  
Accounts (Main) Divn., CMDA, Chennai-4.
- 2) The Commissioner,  
Corporation of Chennai,  
CMDA, Chennai-600 006.