

CHIEF ENGINEER - CIVIL DEPT.
 Greater Metropolitan
 Development Authority,
 No. 8, Building Train Road,
 Chennai-600 088.

To
 TRINITY TRUST P. M. JOYALAN (PRESIDENT),
 NAVAJAYAN FLATS, WELFARE ASSOCIATION,
 Flats No. 4, 7th Avenue, Anna Nagar,
 Chennai - 600 088.

Ref: 15/104/78.
 Letter No. _____

Date: 18.11.78.

Dear Sir,

Re: CRDA - 470 - 78 - Proposed additional construction to the plots allotted flats at Block No. 2, C and D Navajayan Colony, 7th Avenue, Anna Nagar in S.No. 277 part of Thirumangalam Village - Resittance of Development Charges and Security Deposit - Requested - Reporting.

Re: 1) FEs received in CRD No. 401/78 dt. 1.12.78.



The Planning Permission & application and Revised Plan received in the reference filed with for the proposed additional construction to the plots allotted flats at Block No. 2, C and D, Navajayan Colony, 7th Avenue, Anna Nagar in S.No. 277 part of Thirumangalam Village.

In order to verify, To because the application further, you are requested to remit the following by four separate Demand Drafts of a Nationalized Bank in Chennai City drawn in favour of Secretary, CRDA, Chennai-88, at Cash Counter (between 10.30 A.M. and 4.00 P.M.) in CRDA and enclose the duplicate receipt in the Free Plans Unit 'B' Chennai, area Plans Unit in CRDA.

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|------|---|--|
| i) | Development charges for land and building under Sec. 55 of the S&OP Act, 1971. | Rs. 24,500/-
(Rupees Twenty Four Thousand only) |
| ii) | Security Fee | Rs. 4,100/-
(Rupees Four Thousand One Hundred only) |
| iii) | Regulation charges | Rs. ... |
| iv) | Open Space Reservation charges (i.e. equivalent land cost in lieu of the space to be reserved and handed over as per DM 19(a)/123/19/4/197.18 to (b) 411(11)/77(a)-2) | Rs. ... |
| v) | Security Deposit (for the proposed development) | Rs. 28,000/-
(Rupees Twenty Eight thousand only) |
| vi) | Security Deposit (for Public Health, Office etc) | Rs. ... |
| vii) | Security Deposit for ... | Rs. 20,000/-
(Rupees Ten thousand only) |

Security Deposit ...

vii) Security Deposit for Display Board

[Security Depositors refundable amounts without interest on claim after issue of completion certificate by DM. If there is any deviation/ violation/change of use of any part or whole of the building/site to the approved plan ED will be forfeited. Security Deposit for Display Board is refundable when the Display Board as described with format is put up into wide usage 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 refunded along with the charges due (however no interest is collectible for Security Deposits).

3) The papers shall 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 ECR 2(b) (i):-
 - i) The construction shall be undertaken as per mentioned plan only and no deviation from the plans should be made without prior written consent. Deviation done in violation is liable to be demolished.
 - ii) In case 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 setting 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 identifying 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/hers 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 submit to CMDA that he has agreed for supervising the work under reference and indicate the stages 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 appointee.

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. ~~ASAP~~

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 person to whom the site is transferred immediately after such transaction and shall sign the purchase in 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 mis representations of facts in the application, planning permission will be liable for revocation and the developer would, if any will be treated as unauthorised.

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

xi) The sanction will be conditional to the conditions mentioned above are not complied with.

xii) Necessary conservation measures notified by CMDA, should be adhered to strictly.

a) Undertaking (in the format prescribed in annexure - III of CR) a copy of it enclosed in A.10/- Stamp Paper duly executed by all the land owner, GDA holders, builders and promoters concerned. The undertakings shall to 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/fairness of the conditions/payments stated above. The acceptance by the authority of the new request 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 (excluding creating fee) in case of refusal of the permission for non-compliance of the conditions stated above or any of the PROVISIONS of MR, which has to be complied before getting the planning permission or any other reason provided the construction is not approved and claim for refund is made by the applicant.

You are also requested to furnish 5 sets of Revised Plans showing street alignment section, two wheeler parking arrangements and set back on site conditions along with the agreement executed by TRS for plot 20-23 and retained General Power of Attorney by individual flat owners empowering the applicant to apply for Planning Permission.



Yours faithfully,

P. Mahalingam
 P. Mahalingam
 for SECRETARY-GENERAL.

Encl:
 Copy of
 1. Copy of the Agreement, Accounts Hand/D...
 2. The Commissioner of Chennai,
 First Floor, East Wing,
 CHENNAI BUILDING, CHENNAI-600 008.