

From

The Member-Secretary,
Chennai Metropolitan
Development Authority,
No.6, Gandhi-Irwin Road,
Chennai-600 008.

To

Mr. Sreed Naraina and Others,
C/o. Sriwinaya Enterprises,
No.74, Kamalika Road,
T. Nagar,
Chennai-600 017.

Letter No. **11/2002/75.**

Date: **19.11.75.**

11/2002/75.

Sub: **CMA - Area Plans Unit - Planning
Permission - Proposed construction of
Ground + 3 floor Residential building
for 7 Dwelling units at Plot No.477,
II Avenue, Anna Nagar in T.N.No.119,
Block No.10, 3, 5, 6 part and 8 part of
Periukal Village - Sanctions of S.O.
and other minor Security Deposit -
Requested - Regarding.**

Ref: **PPA received in SDC No.242/75,
dt. 13.10.75.**

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The Planning Permission Application received in the
reference cited for the proposed construction of Ground + 3
Floor Residential building for 7 Dwelling units at Plot
No.477, II Avenue, Anna Nagar in T.N.No.119, Block No.10,
3, 5, 6 part and 8 part of Periukal village is under
scrutiny.

To process the application further, you are requested to
remitt the following by **four** separate Demand Drafts of a
Nationalized Bank in Chennai City drawn in favour of Member-
Secretary, CMA, Chennai-600 008 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 - Chennai, Area Plans
Unit, Chennai Metropolitan Development Authority.

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| i) Development charge for land
and buildings under Sec.55
of the D&CP Act, 1971. | Rs.43,000/-
(Rupees Thirteen thousand
only) |
| ii) Scrutiny Fee | Rs.1,300/-
(Rupees One thousand and
three hundred only) |
| iii) Regularisation charge | Rs. -- |

- iv) Open Space Reservation charges (i.e. equivalent land cost in lieu of the space to be reserved and bonded over as per DCR 2013/11/3, 199-F.V./10, 73-11 (vi), 17(a)-9). Rs. —
- v) Security Deposit (for the proposed development) Rs. 50,000/-
(Rupees Fifty thousand only)
- vi) Security Deposit (for Septic Tank with approval filter) Rs. —
- vii) Security Deposit for Display Board. Rs. 10,000/-
(Rupees Ten thousand only)



(Security Deposit are refundable amounts without interest on 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 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).

1. 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 collectable for Security Deposit).
2. 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 DCR 2013/11-
 - i) The construction shall be undertaken as per sanctioned plan only and no deviation from the plan should be made without prior sanction. Construction work in deviation 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 name/address and consent letters should be furnished.

iii) A report in writing shall be sent to Chief Metropolitan Development Authority by the Architect/ Licensed Surveyor who supervising the construction just before the commencement of the erection of the building as per the sanctioned plan. The 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 Chief 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 service connection such as Electricity, Water Supply, Sewerage he shall 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, representation 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.

x) The new building should have mosquito proof over lead tanks and wells.

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- xi) The sanction will be void ab-initio, if the conditions mentioned above are not complied with.
- xii) Rain water conservation measures notified by ODA should be adhered to strictly.
 - a) Undertaking (in the format prescribed in Annexure-XIV to ODA, a copy of it enclosed in No.10/- Stamp paper duly executed by all the land owner, ODA holders, builders 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 case of Special Buildings and Group Developments.

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5. The issue of Planning Permission depend on the compliance/fulfillment of the conditions/requirements stated above. The acceptance by the authority or 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 Grading Fee) in case of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of ODA, 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. You are also requested to furnish 3 copies of Revised Plan complying with the following:

- i) Satisfying ODA in respect of Floor Space Index Requirement;
- ii) Showing overall height of the structures;
- iii) East projection at third floor level to be deleted;
- iv) Correct section and sectional elevation tallying with detailed plan and
- v) **

Yours faithfully,

[Signature]
 for MEMBER-SECRETARY.

Encl.

Copy to: i) The Senior Accounts Officer,
 Accounts (Main) Divn., ODA, Chennai-6.

ii) The Commissioner,
 Corporation of Chennai,
 ODA, Chennai-600 006.

iii) Providing entry for generator and A.C. plant room from west back; and

iv) Authenticated copies of project documents and documents executed by ODA along with handling over sheet issued by them.