



From
THE MEMBER-SECRETARY,
Cyprus Metropolitan
Development Authority,
No. 8, Vasilia Levin Road,
Cyprus 600 008.

To
MR. J. UYAN KUNAK, (P.A.),
2-229, Anna Sagar Western Extension,
Cyprus - 600 191.

Letter No. MA/11734/78.

Date: 8.11.1978.

Sir/Madam,

Re: 1978 - 1979 - 80 - Proposed construction of 0, ground + 3 floors Residential building for 8 dwelling units at Plot No. 1289, 17th Main Road, Anna Sagar in S.No. 223 part of Koyambada Village - Municipality of S.C. and Security Deposit - Requested - Regarding.

Ref: 1/ITA received in sec. no. 284/78 dt. 20.10.78.

The Planning Permission Application and Revised Plan received in the reference 11734 dated for the proposed construction of ground + 3 floors Residential building for 8 dwelling units at Plot No. 1289, 17th Main Road, Anna Sagar in S.No. 223 part of Koyambada Village.

In order granting. To process the application further, you are requested to remit the following by bank separate Demand Drafts of a Nationalized Bank in Central City Branch in favour of Member-Secretary, CMA, Central-3, at High Courtier (Building 18.40 A.M. and 4.00 P.M.) in CMA and produce the duplicate receipt to the Area Office Unit 'B' Chennai, Area Office Unit in CMA.

- i) Development charge for land and building under Sec. 33 of the T&P Act, 1977. Rs. 20,000/- (Twenty Ten Thousand only)
- ii) ~~Security~~ Security fee Rs. 200/- (Twenty Eight hundred only)
- iii) Regularisation charge Rs. 200/-
- iv) Open Space Reservation charges (i.e. equivalent land cost in lieu of the space to be reserved and handed over as per SEC 18, (111/19/72) & 18, (18/72-EE(VI)/73(a)-9) Rs. 200/-
- v) Security Deposit (for the proposed development) Rs. 30,000/- (Thirty Three Thousand only)
- vi) Security Deposit (for Eotile Tank with office fitted) Rs. 200/-
- vii) Security Deposit for Sewerage work Rs. 10,000/- (Ten Thousand only)

(Security Deposit are Rs. 10,000/- amounts without)

iii) Security Deposit for Display Board

[Security Deposits refundable amounts without interest or claim, after issue of completion certificate by OWA. 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 display board is refundable when the display board as prescribed with format is put up into file under reference. In case of default Security Deposits will be forfeited and action will be taken to put up the display board.]

2) Deposits 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 Deposits).

3) The papers would be returned unapproved if the payment is not paid 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 virtue of provisions available under RMR 2(v) III:-

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

ii) In case of Special Buildings, Group Surveyor make 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/address and consent letters should be furnished.

iii) 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 deviation to the approved plan.

iv) The owner shall inform Channel 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 activities he has taken over. No construction shall be carried on during the period later starting 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 Channel 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 person to whom the site is transferred immediately after such transaction and shall bind the purchaser to these conditions to the planning permission.

viii) The open space within the site, trees should be planted and the existing trees preserved to the extent possible.

ix) If there be any false statement, suppression or any misrepresentations of facts in the application, planning permission will be liable for cancellation and the Developer shall, if any will be treated as unauthorized.

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

xi) The sanction will be void, if the conditions mentioned above are not complied with.

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

a) Undertaken (in the format prescribed in Appendix - IV to ROR) a copy of it enclosed in M.10/- Stamp Paper duly executed by all the land owner, GFA 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 cases of special buildings and group developments.

5. The issue of planning permission depend on the compliance/fulfilment of the conditions/payments 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 (including carrying fee) in case of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of LDR, which has to be complied before getting the planning permission or any other reasons provided the construction is not commenced and claim for refund is made by the applicant.

You are also requested to furnish 3 copies of Revised Plan showing parking arrangements and detailing road projection at third floor road level.

Yours faithfully,

R. J. Robinson
18/11/20

FOR GENERAL SECRETARY.

Encl:

Copy 1st

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

CHDA/Chennai-600 008.

2. The Commissioner of Chennai,

First Floor, East Wing,

CHDA Building, Chennai-600 008.