

SI 22422

From

THE GENERAL SECRETARY,  
Chennai Metropolitan  
Development Authority,  
No. 8, Gandhi Irwin Road,  
Chennai-600 038.

To

Dr. C. Muralidhar Krishna Reddy,  
no. 315, Poonamallee H. Road,  
Kilpauk, Chennai-10.

Letter No. BJ/22861/98

Dated: 12/98

Sir/Madam,

Sub: CMDA - 200 - 22 - proposed coach of With 4 floor  
btly for office purpose at D. no. 80, N.T.H. Road  
in S. no. 67/28 of Padi village - Sanitation & D.C.  
Ref: 1) FIA received in SAC No. 929/98 dt. 6/11/98  
(and S.P. Dept. - 10)



The Planning Permission Application and Revised Plan  
received in the reference list cited for the proposed coach of  
With 4 floor btly for office purpose at D. no. 80, N.T.H. Road  
in S. no. 67/28 of Padi village

is under scrutiny. To process the application further, you are  
requested to remit the following by cash, separate Demand  
Drafts of a Nationalised Bank in Chennai City drawn in favour  
of Member-Secretary, CMDA, Chennai-8, at Cash Counter (between  
10.00 A.M. and 4.00 P.M.) in CMDA and produce the duplicate  
receipt to the Area Plans Unit 'B' Channel, Area Plans Unit  
in CMDA.

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|--|--|
| i) Development charge for<br>land and building under<br>Sec. 19 of the MCD Act,<br>1971.   | a. 37,000/- (Thirty Seven<br>thousand only)    |
| ii) Servicing fee  | a. 1700/- (One thousand seven<br>hundred only) |
| iii) Registration charge   | a. 8000/- (Eight thousand only)                |
| iv) Open Space Reservation<br>charges (i.e. equivalent<br>land cost in lieu of the<br>space to be reserved and<br>paid over as per SCM<br>19(4)(2)(1)(a)(i)(v)-10<br>& (b)-21(v)(a)(ii)-9) | a. -   |
| v) Security Deposit (for<br>the proposed development)  | a. 77,000/- (Seventy Seven<br>thousand only)   |
| vi) Security Deposit (for<br>Depth Tank with office<br>filter)   | a. -   |
| vii) Security Deposit for<br>display area  | a. 10,000/- (Ten thousand only)                |

(Security Deposit was referentially attached with copy)

DISPATCHED

vii) Security Deposit for Display Board

(Security Deposits refundable amounts without interest on claim, after issue of completion certificate by CMAs. If there is any deviation/violation/abuse of use of any part or whole of the building/site to the approved plan SP will be forfeited. Security Deposit for Display Board is refundable when the display board as prescribed with permit 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 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 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 various provisions available under DMR 3(b) II:-

- 1) The construction shall be undertaken as per sanctioned plan only and no deviation from the plan should be made without prior sanction. Construction done in deviation is liable to be demolished;
- 11) In case of Special Buildings, Group Development 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.
- 111) A report to 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.

② 5.

6. The issue of planning permission depend on the compliance/fulfillment of the conditions/requirements stated above. The acceptance by the Authority of the fee 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 statutory fee) in cases of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of S.O., 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.

you are also reqd. to furnish 5 sets of R.P drawings with DCR's in 4/0 by PSI and city. his requirement is making SAPL correctly in plan. ② providing copy, in 3 sets with 12 judicial city copies. In all the plans and <sup>correct</sup> location plan for my structures.

Yours faithfully,

*[Signature]*

- 1. Mr. Accounts Officer, (Accounts Head), Co. for HONGKONG BANKING.
- 2. The Commissioner of Revenue, First Floor, East Wing, 2nd, Building, Chennai-53.

*[Signature]* 21/12

*[Signature]*

② 5. you are also reqd. to furnish detailed draft drawn in 4/0, n.d. enclosed, Chennai - 5 for a sum of Rs. 96,500/- (ninty six thousand five hundred only) towards water supply and sewerage infrastructure improvement charges.

Received. *[Signature]* 22/12/78

The licensed Surveyor and Architect shall inform this Authority immediately if the contract between him/their 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 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 interval existing 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 Chennai Metropolitan Development Authority.

vi) While the applicant makes application for service connections 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 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.

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

xi) The sanction will be voided 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 Annexure - II V to SCM) a copy of it enclosed in 2.10/- Stamp Paper duly executed by all the land owner, 40% 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.