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Memorandum

To: THE MANAGER - SECRETARY,  
Chennai Metropolitan  
Development Authority,  
No. 8, Gandhi Iyengar Road,  
Chennai - 600 009.

To: Mr. Subbala Pillay,  
I. S. S. Nagar,  
Chennai - 600 009.

Letter No. *Ms/28704/90*

Dated: *12-1-90*

Sir/Madam,

Sub: OMS - 200 - 22 - Proposed layout of 4.500 residential units  
for 8 lots of plot no. 309, area of 1.500 sq. m.  
Average 1.500 sq. m. plot area of residential units  
- location of 200 plots - map - map.  
Ref: 1) FPA received in OMS No. *100/90* dt. *12.1.90*

The Planning Permission application and Master Plan  
received in the reference cited for a proposed layout of  
large residential units for 8 lots of plot no. 309 area of 1.500  
sq. m., Average 1.500 sq. m. plot area of residential units.

In order to proceed with the application further, you are  
requested to remit the following by Bank separate Demand  
Drafts of a National Bank in Chennai City drawn in favour  
of Secretary, OMS, Chennai - 6, at Cash Counter (between  
10.00 A.M. and 4.00 P.M.) in OMS and produce the duplicate  
receipt to the area Plans Unit "B" Chennai, Area Plans Unit  
in OMS.

**DESPATCHED**

- i) Development charge for land and building under *Rs. 20,000/-*  
Section 10 of the T&P Act. *(Area for ground only)*
- ii) Survey fee *Rs. 1000/-*  
*(Area for ground only)*
- iii) Regularisation charge *Rs. -*
- iv) Open Space Reservation charges (i.e. equivalent land cost in lieu of the space to be reserved and handed over as per OMS 19(a)(1&2) 19(a) 2, 3, 10 19(b) 22(1&2) 17(a)-2)
- v) Security Deposit (for the proposed development) *Rs. 10,000/-*  
*(Area for ground only)*
- vi) Security Deposit (for Nettle Bank with 10% p.a. interest)
- vii) Security Deposit for parking area *Rs. 10,000/-*  
*(Area for ground only)*

(Security Deposit are referable amounts without)

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vii) ~~Security Deposit for Display Board~~

(Security Deposit refundable amounts without interest on claim, after issue of completion certificate by CDDA. If there is any deviation/violation/change of use of any part or whole of the building/site to the approved plan SD 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).

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 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 various provisions available under DMR 2(b) III-

i) 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 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 names/address and consent 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 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 that 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 plans.

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 CHDA 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 inter-vening 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 CHDA 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 services connection such as Electricity, Water Supply, Sewerage etc/ she should enclose a copy of the completion certificate issued by CHDA 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 mode to any person before completion of the construction, the Party shall inform CHDA 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 spaces 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 representation 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 applicant will be bound with the conditions mentioned above are not specified with;

xii) Rainwater conservation measures notified by CHDA, should be adhered to strictly;

a) Deeds/Plans (in the format prescribed in paragraphs - 217 to 220) a copy of it enclosed in A.10/- Stamp Paper duly executed by all the land owner, SRA holders, builders and architects separately. The authenticating 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.

c) To furnish the site of residential party with a building tower floor plan correctly of the whole party lot of 9 or 10/100/100.

3. The issue of planning permission depend on the compliance/fulfillment of the conditions/requirements stated above. The compliance by the Authority of the 50% 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 searching fee) in cases of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of RCR, 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.

Yours faithfully,

Sd/-

Char. Secy

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

CRDA/Chennai-600 009.

2. The Commissioner of Chennai,

First Floor, East Wing,

CRDA Building, Chennai-600 009.

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*[Handwritten signature]*

*[Handwritten initials]*