

The Municipal Secretary,
Chennai Metropolitan
Development Authority
Chennai - 600 008.

To Mr. A. Jeyaraj Singh,
P.O. No. 746, 15th Cross Road,
Bonnagar, Chennai-60.

Letter No: 83/2421/98

Dated: 5-5-98

Sir/Madam,

Re: CMDA - Area Plans Unit - Planning Permission -

1200 472/98
8613/14

Proposed with units of 2 blocks of 5000 sq.ft. each for 21 units
for 5 carter spaces. Details of 5000 sq.ft. area to be used
for 5000 sq.ft. area of 200 sq. ft. of open space - location of
the 5000 sq.ft. area - attached - 1/2

- ref: 1) PPA received in SEC No. 955/98 dt. 25.11.98
- 2) T.O. by you dt. 11.2.99
- 3) By return for 2000 sq.ft. area to be used for carter
dt. 15.2.99.

The Planning Permission Application and Revised Plan
received in the reference cited for 2 blocks of 5000 sq.ft. each
of 2 blocks of 5000 sq.ft. each for 21 units, for 5 carter spaces
5000 sq.ft. area for 2000 sq.ft. area of open space of 2000 sq.ft.

is under scrutiny. To process the application further, you are
requested to remit the following by two separate Demand Drafts
of a Nationalised Bank in Chennai City drawn in favour of
Municipal Secretary, CMDA, Chennai-6, at Cash Counter (between 10.00 AM
and 2.00 P.M.) in CMDA and produce the duplicate receipt to the Area
Plans Unit 'B' Chennai, in CMDA.

DESPATCHED

- | | | | |
|------|---|------------------|--|
| i) | Development Charges for
land and building under
Sec.30 of the T&M Act
1971. | 1
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1 | Rs. 29,000/-

(Cash Remit via Demand only) |
| ii) | Scrutiny Fee | 1 | Rs. 1000/-
(Cash via Demand only) |
| iii) | Regularisation Charges | 1 | Rs. 71,000/- (Cash Remit via Demand only) |
| iv) | Open Space Reservation
charges (i.e. equivalent
land cost in lieu of
the space to be reserved
and handed over as
per DCR 19(a) (111) 17(b)
I.V. 18 19(b) dt. 19/11/77
(a)-3) | 1 | Rs. 3,00,000/-
(Cash Remit via Demand only) |
| v) | Security Deposit (for
the proposed develop-
ment) | 1 | Rs. 19,000/-
(Cash via bank & cheques
Demand only) |
| vi) | Security Deposit (for
Septic Tank with efflow
filter) | 1 | Rs. 31,000/-
(Cash Remit via Demand only) |
| vii) | Security Deposit (for
Display Board) | 1 | Rs. 100/-
(Cash via bank & cheques
Demand only) |

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vii) Security Deposit for Display Board | No.

(Security Deposits refundable amounts without interest on claim, after issue of completion certificate by DDA. If there is any deviation/ violation/change of use of any part or whole of the building/site to the approved plan SD will forfeited. Security Deposit for display board is refundable when the display board as prescribed with format is put up in the 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 fee (however no interest is collectable for Security Deposits).

3) The papers would be returned unapproved if the payment is not made 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 acceptance for the following conditions stipulated by virtue of provisions available under DCR 1(R) 11:-

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 cases 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 in writing shall be sent to Central 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 Central 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 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 on 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 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, 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 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, suppression or any mis-representations of facts in the application, planning permission will be liable for a cancellation and the Development made, if any will be treated as unauthorized.

x) The new building should have septic provide over head tanks and well.

xi) The sanction will be void ab-initio the conditions mentioned above are not complied with.

xii) Rain water conservation measures notified by CMDA should be adhered to strictly:

a) Undertaken (in the format prescribed in Appendix - XIV to ICR) a copy of it enclosed in sa-15/- Stamp Paper duly executed by all the land owner, CMA 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.

xiii) The balcony projection of 0.60m in case of the permissible limit of 1.00m in Block 1 shall be removed before immediately and a letter to that effect shall be submitted furnished along with the sanction of change specified

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3) You are also requested to furnish Demand Draft Amount in favour of Managing Director, Chennai Metropolitan Water Supply & Sewerage Board, Chennai - 2 for a sum of Rs. (Rupees-Only) towards Water Supply and Sewerage Infrastructure Improvement Charges.

4) 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 (excluding scrutiny fee) in case of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of CPM, which has to be complied before getting the planning permission or any other person provided the construction is not commenced and claim for refund is made by the applicant.

Yours faithfully,

[Handwritten Signature]

for MEMBER-SECRETARY,

Encls:

Copy to:

1. The Senior Accounts Officer,
(Accounts Main) Division,
CMDA, Chennai - 600 008.
2. The Commissioner,
Corporation of Chennai,
First Floor East wing,
CMDA Building,
Chennai - 600 008.

*E. Govind,
Asst. Secy to Corp.,
Asst. Secy to Corp.,
Chennai - 600 008.*

Handwritten notes at the bottom of the page, partially obscured by a diagonal line.