

SI R.F.S.D.

From

THE MEMOR Secretary,
General Metropolitan
Development Authority,
No. 3, Connaught Train Road,
Bombay-400 000.

To

Shri. C. Kashiraj (over seal)

Plot No. 47

Area under, Chhatrapati Shivaji Maharaj

Letter No. DS/303/78

Dated: 4-2-78

3 In/Weeks.

Sub: CMDA - 221 - 10 - Proposed construction of 2 plot multi
building for plot of 221-10, plot 'F'
plot - 47, Area under - 47-10, plot 'F' of
Chhatrapati Shivaji Maharaj - Area under - 47-10
Ref: 1004 received in SDO No. 12/78 dt. 2-2-78

The Planning Permission application and Revised Plan
received in the reference cited for the proposed construction
of 2 plot multi building for plot of 221-10, plot 'F', Area under
of Chhatrapati Shivaji Maharaj - Area under - 47-10

is under scrutiny. To process the application further, you
are requested to read the following by the appropriate
Designated Agents of a Nationalized Bank in Chhatrapati Shivaji Maharaj
in favour of Memor Secretary, CMDA, Chhatrapati Shivaji Maharaj
(between 10.00 A.M. and 4.00 P.M.) in CMDA and produce the
duplicate receipt to the Area Plans Unit 'B' Council, Area
Plans Unit in CMDA.

1) Development charge for
land and building under
Sec. 23 of the T.M.P. Act,
1971.

Rs. 10000/-
(Amount for land only)

2) Sewerage fee

Rs. 1000/-
(Amount for land only)

3) Equalisation Charge

Rs. —

4) Open Space Reservation
charges (i.e. equivalent
land cost in lieu of the
space to be reserved and
banded over as per S.O.
1082(III) 12/1-V-10
10-11(II)/17/1-78

Rs. —

2.98
DESPATCHED

vi) Security Deposit (for the proposed development)?

Rs. 20000/-
(Covering 10% of the cost only)

vii) Security Deposit for Septic tank with effluent filter?

Rs. _____

viii) Security Deposit for display board?

Rs. 10000/-
(Covering 10% of the cost only)

(Security Deposit are refundable amounts without interest or claim, after issue of completion certificate by CMDA. If there is any deviation/violation/damage of work of any part or whole of the building/site to the approved plan SO will be forfeited. Security Deposit for display board is refundable when the display board as presented with format is put up with 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 collectible 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 virtue of provisions mentioned under DCR plan:-

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 violation is liable to be demolished.

ii) In cases of Special Buildings, Group Developments & Professionally qualified Architect Registered with Council of Architects or Chartered Licensed Surveyor shall be associated with the construction work till it is completed. Their names/addresses and contact letters should be furnished.

iii) A report to existing 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 mentioned plan. Similar report shall be sent to Chennai Metropolitan Development Authority when the building is now 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 CHMA 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 later evening between the exit of the previous architect Licensed Surveyor and entry of the new appointed.

v) On completion of the construction the applicant shall estimate CHMA 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 CHMA along with his application to the concerned Department/Board, Agency.

vii) When the site under reference is transferred by way of sale/deed or any other means to any person before completion of the construction, the party shall inform CHMA 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 cancellation and the Developer site, if any will be treated as unauthorised.

