


Member-Secretary,
General Metropolitan
Council - Chennai - 600 006.

To
P.T. Lee Changanarayana Amintha Trust
2-3, E.V.R. Sarayathi Salai,
Vepery, Chennai - 7.

Letter No. 83/2640/78

Dated: 4/79

Sir/Madam,

Sub: CMDA - Area  Unit - Planning Permission - proposed
constn. of SHIT + G+3F bldg. for office purpose
at no. 23, Rajaji Salai in R.S.M. 4298/1,
4298/2 and 4298/3, Chennai-1. Permitted by D.C.
with 1) FPA received in DEC No. 1042/78 and S.S. signed by
dt. 22/12/78, and A.P. received dt. 9.3.79

The Planning Permission Application and Revised Plan
received in the reference SHIT cited for the proposed constn. of
SHIT + G+3F bldg. for office purpose at no. 23, Rajaji Salai
in R.S.M. 4298/1, 4298/2 and 4298/3, Chennai - 1.

is under scrutiny. To process the application further, you are
requested to remit the following by four separate Demand Drafts
of a Nationalized Bank in Chennai City drawn in favour of
Member-Secretary, CMDA, Chennai-6, at Cash Counter (between 11.00 AM
and 4.00 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.53 of the T&C Act
1971. | Rs. 72,000/- (Seventy
two thousand only) |
| ii) | Survey Fee | Rs. 2800/- (Two thousand
Eight hundred only) |
| iii) | Regularisation Charges | Rs. 72,000/-
72,000/- (Seventy
two thousand only) |
| iv) | Open Space Reservation
Charges (L.S. equivalent
land cost in lieu of
the space to be reserved
and handed over as
per DCR 19(a) (iii) 1976)
1% of 1976-81 (vi) 77
(a)-8) | Rs. 1,16,000/- (One lakh
Sixteen thousand only) |
| v) | Security deposit (for
the proposed develop-
ment) | Rs. - |
| vi) | Security Deposit (for
Septic Tank with upflow
filter) | Rs. - |
| vii) | Security Deposit (for
Display Board) | Rs. 10,000/- (Ten thousand
only) |

(Security Deposits refundable amounts with interest on claim, after issue of completion certificate by DMRA. If there is any deviation/changes 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 Form 12 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.)

1) 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) from 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).

2) The papers would be returned unapproved if the payment is not made within 10 days from the date of issue of this letter.

3) 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 DIR 2(N) 11a-

1) 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.

11) In case of Special Buildings, Group Permission - 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 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 identifying that the work so far completed is in accordance with the approved plan.



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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 intimate the stage of construction at which he has taken over. So 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 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 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 persons to whom the site is transferred immediately after such transaction and shall bind the purchaser to these 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 misrepresentation 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 mosquito provide over head traps and wells.

xi) The sanction will be void abinitio 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 Annexure - XIV to DCR; a copy of it enclosed in Rs.10/- Stamp Paper duly executed by all the land owner, CFA 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.

E. you are reqd. to furnish 5 sets of R.P. with Break-up arrangements fully with level measurement w.r.to length of the hill, and showing dump details in site plan ^{along with} detailed plan for the same.





*) You are also requested to furnish Demand Draft
 in favour of Managing Director, Chennai Metropolitan
 Water Supply & Sewerage Board, Chennai - 2 for a sum of
 Rs- 1,47,200/- Rupees One Lakh, Forty Seven Thousand...
 towards Water Supply and Sewerage Infrastructure Improvement
 Charges.

*) The issue of Planning Permission depend on
 the compliance/fulfillment of the conditions/payments
 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 security fee) in case of refusal of the per-
 mission for non-compliance of these conditions stated above
 or any of the provisions of DCR, 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,

for MEMBER SECRETARY.

Encl:

Copy to:

1. The Senior Accounts Officer,
 (Accounts Head) Division,
 CMDA, Chennai - 600 002.
2. The Commissioner,
 Corporation of Chennai,
 First Floor West wing,
 CMDA Building,
 Chennai - 600 002.

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