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10/11/98

The Member-Secretary,  
Chennai Metropolitan  
Development Authority  
Chennai - 600 028.

To Mr. J. Vithan Kumar,  
A1-53, 5<sup>th</sup> cross road,  
Bavurajpet, Chennai-40

Letter No. *20/2198/98*

Dated: *1-4-98*

Sir/Madam,

Re: CMDA - Area Plans Unit - Planning Permission &  
*Approved* *Costly* of *9.45* residential building for 12 flats  
of plots *303 & 2,302*, *Amman Nagar* to *2-2* *215/98*, *Area 2*  
*Magayapattinam* - *Sanction* by *Pr. & the charge* - *Reg. Fee*.

Re: 1) MFA received in SEC No. *205/98* dt. 21-12-97

The Planning Permission Application and Revised Plan  
received in the reference cited for *5* *Proposed* *Costly* of  
*9.45* residential building for 12 flats at plot *2* *303 & 2,302*  
*Amman Nagar* to *2-2* *215/98*, *Area 2* *Magayapattinam*

is under scrutiny. To process the application further, you are  
requested to remit the following by *Drawn* separate Demand Drafts  
of a Nationalized bank in Chennai City drawn in favour of  
Member-Secretary, CMDA, Chennai-6, at Cash Counter between 12.00 PM  
and 4.00 P.M.) in CMDA and produce the duplicate receipt to the Area  
Office Unit 'D' Chennai, in CMDA.

DESPATCHED

- |                                                                                                                                                                                                                                                                                                 |   |                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|--------------------------------------------------------------|
| i) Development Charges for land and building under Sec.18 of the T&C Act 1971.                                                                                                                                                                                                                  | 1 | Rs. <i>40000/-</i><br><i>(Amount payable Demand only)</i>    |
| ii) Scrutiny Fee                                                                                                                                                                                                                                                                                | 1 | Rs. <i>15000/-</i><br><i>(Amount payable Demand only)</i>    |
| iii) Regularisation Charges                                                                                                                                                                                                                                                                     | 1 | Rs. <i>10000/-</i><br><i>(Amount payable Demand only)</i>    |
| iv) Open space reservation charges (i.e. equivalent land cost in lieu of the space to be reserved and handed over as per SDR 17(a) (1973) 17(b) 17(c) 17(d) 17(e) 17(f) 17(g) 17(h) 17(i) 17(j) 17(k) 17(l) 17(m) 17(n) 17(o) 17(p) 17(q) 17(r) 17(s) 17(t) 17(u) 17(v) 17(w) 17(x) 17(y) 17(z) | 1 | Rs. <i>5,00,000/-</i><br><i>(Amount payable Demand only)</i> |
| v) Security Deposit (for the proposed development)                                                                                                                                                                                                                                              | 1 | Rs. <i>100000/-</i><br><i>(Amount payable Demand only)</i>   |
| vi) Security Deposit (for Septic Tank with upflow filter)                                                                                                                                                                                                                                       | 1 | Rs. <i>10000/-</i><br><i>(Amount payable Demand only)</i>    |
| vii) Security Deposit (for Display Board)                                                                                                                                                                                                                                                       | 1 | Rs. <i>10,000/-</i><br><i>(Amount payable Demand only)</i>   |

~~444 Security Deposits for  
Display Board~~

Security Deposits refundable amounts without interest on claim, after issue of completion certificate by DMHA. If there is any deviation/violation/change of use of any part or whole of the building/site to the approved plan as will be 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).

3) 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 to be collectable for security Deposits).

3) The papers would be returned unprocessed 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 your acceptance for the following conditions stipulated by virtue of provisions available under DCR 2(D) 111-

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.

2) In cases of Special Building, Group Developments a professionally qualified Architect Registered with Council of Architects or Classed Licensed Surveyor shall be associated with the construction work till it is completed. Their names/addresses and consent letters should be furnished.

3) A report in writing shall be sent to Chennai Metropolitan Development Authority by the Architect/Classed 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.

The Licensed Surveyor and Architect shall inform this Authority immediately if the contract between him/herself 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.

vi) 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.

vii) 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.

viii) 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 each transaction and also the name and address of the persons to whom the site is transferred immediately after each transaction and shall bind the purchaser to these conditions to the planning permission.

ix) In the open space within the site, trees should be planted and the existing trees preserved to the extent possible.

x) 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 developer will, if any will be treated as unauthorized.

xi) The new building should have mosquito provide over road tanks and wells.

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

xiii) Rain water conservation measures notified by CMDA should be adhered to strictly.

a) Undertaking in the format prescribed in annexure - XIV to DCR) a copy of it enclosed in the 200/- Stamp Paper duly executed by all the land owner, CPA 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 case of special buildings and group developments.

c) To furnish five copies of revised plan showing

Partly arrangements and utility plan: 300A to title of a plan.

3) You are also requested to forward General Draft  
from the favour of Managing Director, Chennai Metropolitan  
Water Supply & Sewerage Board, Chennai - 2 for a sum of  
Rs. 75,000/- 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 per-  
mission for non-compliance of the conditions stated above  
or any of the provisions of the Act, 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]*  
13/1/2013

For MEMBER-SECRETARY.

*[Handwritten signature]*

Encls

Copy to

1. The Senior Assistant Officer,  
Landmarks Mail Division,  
CWA, Chennai - 600 008.
2. The Commissioner,  
Corporation of Chennai,  
First Floor West wing,  
CWA Building,  
Chennai - 600 008.