

At. K. K. K.

From

THE MEMBER SECRETARY,
Chennai Metropolitan
Development Authority,
No. 6, Gandhi Iyank Road,
Chennai - 600 004.

To Mr. J. Appasamy,

47, K.P. Colony, Appaswami,

Chennai - 600 004

Letter No. 33/3860/98

Dated: 10-1-98

Sir/Madam,

Re: CMDA - 405 - 01 - Proposed construction of 6.25
acres for 8 flats at No. 2.09, Kanchikuppaly,
S.M. 150/1 of Appaswami Village - S.M. 150-150/1

Ref: 1) FIA received in SDC No. 122/98 dt. 24.2.98

The Planning Permission Application and Revised Plans
received in the reference cited for the Proposed construction of

4+8 flats for 8 flats at No. 2.09, Kanchikuppaly,
S.M. 150/1 of Appaswami Village

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 10.00 A.M. and 4.00 P.M.) in CMDA and produce the
duplicate receipt to the Area Plans Unit 'E' Chennai, Area
Plans Unit in CMDA.

Demand Draft charge for
land and building under
Sec. 59 of the T&M Act.
1971.

Rs. 7000/-
(Cash Demand - 4)

11) Scrutiny fee

Rs. 100/-
(Cash Demand - 1)

12) Regularisation Charge

Rs. —

13) Open Space Reservation
charges (i.e. equivalent
land cost in lieu of the
space to be reserved and
billed over 60 per cent
12-11-11 12-11-11
12-11-11 12-11-11
12-11-11/12-11-11

Rs. —

To be
DESPATCHED

- v) Security Deposit (for the proposed development). | No. 24,000/-
(Cash Party for security)
- vi) Security Deposit (for septic tank with upflow filter) | No. —
- vii) Security Deposit for display board | No. 10,000/-
(Cash for board only)

(Security Deposit and refundable amounts without interest on site, after issue of completion certificate by DMIA. If there is any deviation/violation/change of use of any part or whole of the building/site to the approved Plan 4D 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 Deposit).

3. The papers would be returned (approved) 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 available under DCR 2(1)(ii):-

- 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 & 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 address letters should be furnished.

iii) 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. Another report shall be sent to Chennai Metropolitan Development Authority when the building is two raised upto plinth level and thereafter every three months at various stages of the construction. The Architect/Class-I Licensed Surveyor shall certify that the work so far completed is in accordance with the approved plan. The Licensed Surveyor and Architect shall inform the Authority immediately if the contract between him/them and the owner/developer has been cancelled or the construction is stopped not 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 CMMA that he has agreed for supervising the work under reference and intimate the stage of construction at which he has taken over. No construction shall be started 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 CMMA 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 CMMA 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 CMMA 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) In the Open Space within the site, trees should be planted and the existing trees preserved to the extent possible.

ix) If there be any false statement, misrepresentation or any misrepresentations 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 adequate provide over road tanks and walls;
- xi) The sanction will be voidable if the conditions mentioned above are not complied with;
- xii) Rainwater conservation measures notified by CMDA, should be adhered to strictly;
- aj) Undertaking (in the format prescribed in Annexure - III to RCR) a copy of it enclosed in No. 10/- Stamp paper duly consumed by all the land owner, GSA 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 Form enclosed for display at the site in cases of special buildings and Group Developments.

aj) In forth the copy of revised plan should be submitted with the following details: Details of the project, details of the site, details of the project, details of the site, details of the project, details of the site.

3. The issue of planning permission depend on the compliance/fulfillment 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 penalty fee) in case 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,

sk
 for CMDA SECRETARY.
[Signature]
[Signature]

Encls

Copies to:

- 1. Sr. Accounts Officer, (Accounts Main) Ds. C.A.D.S./Channel-600 000.
- 2. The Commissioner of Chennai, First Floor, East Wing, CMDA Building, Chennai-600 000.