

BY REGD. POST WITH ACK. DUE.

From

The Member-Secretary,
Chennai Metropolitan
Development Authority,
No.8, Gopinath-Irwin Road,
Chennai-600 008.

To

Thiru S. Venkateswaran,
No.14A, Thiruvan Street,
West Tambaram,
Chennai-55.

Letter No. 83/25619/90

Dated: 4.1.90.

Sir/Madam,

Sub: C.M.A. -Area plans unit - Planning
Permitting - Consent. of 6+SF residential
building (4 a.u's) at T.I.B.No.7733,T34/2,
Block No.136, T Nagar, P.No.16, 17,
Venkatesan Street, T.Nagar, Chennai -
Remittance of D.C. & other charges - Reg.

Ref: P.M. remt. in SOC No. 1004/90, dt.14.12.90.

The planning permission application received in the
reference has cited for construction of Ground + 2Floor Residential
(4 dwelling units) at T.I.B.No. 7733, T34/2, Block No.136,
T. Nagar, Door No.16, 17, Venkatesan Street, T.Nagar, Chennai
is under scrutiny.

To process the application further, you are requested to
remit the following by **four** separate Demand Drafts of a
Nationalised Bank in Chennai City drawn in favour of Member-
Secretary, C.M.A, Chennai-600 008 at Cash Counter (between
10.00 A.M. and 4.00 P.M.) in C.M.A and produce the duplicate
receipt to the Area Plans Unit, Chennai, Area Plans
Unit, Chennai Metropolitan Development Authority.

i) Development charge for land and building under Sec.59 of the T&CP Act, 1971.	Rs. 11,000/- (Ru. Eleven thousand only)
ii) Scrutiny Fee	Rs. -
iii) Regularisation charge	Rs. 5,500/- (Ru. Five thousand and five hundred only)

2.

iv) Open Space Reservation charges (i.e., equivalent land cost in lieu of the space to be rese- rved and handed over as per DCH 19(ah)(ii), 198-L.V./12, 198-II (viii)/17(a)-9).	Rs. -	<i>L.F.</i>
v) Security Deposit (for the proposed development)	Rs. 44,000/- (Rs. Forty four thousand only)	-
vi) Security Deposit (for Septic tank with upflow filter)	Rs. -	-
vii) Security Deposit for Display Board	Rs. 10,000/- (Rs. Ten thousand only)	-

(Security Deposit are refundable amounts without
interest on claim, after issue of completion
certificates by CMOA. If there is any deviation/
violation/change of use of any part or whole of
the building/site to the approved plan Security
Deposit 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 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 available under DCR 2(b)iii:-

- 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 Deve-
lopments, a professionally qualified Archi-
tect 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 to 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 mentioned plan similar report shall be sent to CMDA when the building 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 intimate the stage of construction at which he has taken over. No construction shall be carried on during the period intervening between exit of the previous Architect/licensed Surveyor and entry of the new appointed.
- v) While the applicant makes application for service connection such as Electricity, Water Supply, Sewerage he should enclose a copy of the Completion Certificates issued by CMDA along with his application to the concerned Department/Board/agency.
- 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 CMDA.
- 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 those conditions to the planning permission.
- viii) In the Open Space within the site, trees should be planted and the existing trees pruned to the extent possible;
- ix) If there is any false statement, suppression 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 unauthorised.
- x) The new building should have Mosquito proof over head tanks and walls.

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

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

xiv) Undertaking (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, GPO holders, builders and promoters separately. The undertakings shall be duly attested by a Notary Public.

xv) Details of the proposed development duly filled in the format enclosed for display at the site in cases of Special Buildings and Group Developments.

6. You are requested to furnish Revised Plan.

- i) Showing minimum basement of 3' as insisted by Metrowater;
- ii) Showing the total height of the building in the plan;
- iii) Showing to scale the height of the dust in Ground Floor detailed plan.

7. The issue of Planning Permission depend on the non-compliance/non-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 cases of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of DCR, 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.

8. You are also requested to furnish Detailed Draft in favour of Managing Director, Chennai Metropolitan Water Supply & Sewerage Board, Chennai-2 for a sum of Rs. 50,000/- (Rs. Fifty three thousand and five hundred only) towards Water Supply and Sewerage Infrastructure Improvement charges.

Yours faithfully,

U.P. *[Signature]* *7/1/99*
for MEMBER-Secretary.

[Signature]
Encl. Copy of Display format.

Copy to: 1) The Senior Accounts Officer,
Accounts (Main) Division,
CMA, Chennai-600 006.

2) The Commissioner,
Corporation of Chennai,
CMA, Chennai-600 006.