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BY P.A.D.



From

TO

THE MEMBER-SECRETARY,
Central Metropolitan
Development Authority,
No. 8, Gandhi-Irwin Road,
Chennai-600 028.

M/s. A. Veluchamy (Pvt.)
Life. Loan Realities Co., 200 Ltd.
C. 65, 1st Avenue,
Anna Nagar, Chennai-600 021.

Letter No. 22/1221/98

Dated: 24/11/98

Sir/Madam,

Re: CMIA - 251 - 10 - Proposed construction of 2400 Residential
buildings for 2 plots of 2000 sq. m. G. 100, Plot No. 107,
9th Street, A. A. Nagar, 20 E. T. - 2 part of
Municipal ward - 200000 of 2000 sq. m. G. 100 - 100.
Ref: to your letter received by me on 21/11/98 at 10.5.30

8-589

DESPATCHED

The Planning Permission Application and Receipt-Plan
received in the reference cited for the proposed Society
of 2400 buildings for 2 plots of 2000 sq. m. G. 100, Plot No. 107,
9th Street, A. A. Nagar & E. T. - 2 part of Municipal ward

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, CMIA, Chennai-8 at Cash Counter (between
10.00 A.M. and 4.00 P.M.) in CMIA and produce the duplicate
receipt to the Area Plans Unit 'B' Chennai, Area Plans Unit
in CMIA.

- | | |
|---|--|
| 1) Development charge for
land and building under
Sec. 79 of the DMR Act,
1971. | Rs. 24,000/-
Cash/ Tax Demand and for (land only) |
| 2) Scrutiny Fee | Rs. 200/-
Cash/ 200 (land only) |
| 3) Regularisation charge | Rs. _____ |
| 4) Open space Reclamation
charges (i.e. equivalent
land cost in lieu of the
space to be reserved and
handed over as per DMR
19(a)(144) 19(b)(5), V. 48
19c-11(vi) 19(a)-9). | Rs. _____ |

- v) Security Deposit (for the proposed development). Rs. 40,000/-
(Deposit for the period only)
- vi) Security Deposit (for Septic tank with upflow filter) Rs. —
- vii) Security Deposit for Display Board Rs. 10,000/-
(Deposit for the period only)

[Security Deposit are refundable amounts without interest on a/c, after issue of completion certificate by CDMA. If there is any deviation/violation/abuse of use of any part or whole of the building/site to the approved plan CD 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 credited along with the charges due (however no interest is collectable for Security Deposits).

3. The papers would be returned unapproved 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) Paraphrase the letter of your acceptance for the following conditions stipulated by virtue of provisions available under DCR 3(a)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 case of Special Building, Group Development 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.

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 supervised 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/hers 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 CMA 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 after ceasing 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 CMA 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 he should enclose a copy of the completion certificate issued by CMA 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 CMA 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 mis representations 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 mosquito screens over sand traps and wells;
- xi) The sanitation will be void initially, if the conditions mentioned above are not complied with;
- xii) Rainwater conservation measures notified by GMA should be adhered to strictly;
- x) Undertaken in the forest prescribed in Annexure - XIV to GMA a copy of it enclosed in No. 102 - Strong paper duly executed by all the land owner, SPA holders, bailiff and promoters separately. The undertakings shall be duly attested by a Notary Public.
- x) Details of the proposed development duly filled in the format enclosed for display at the site in cases of special buildings and group developments.

x) *I insist for issue of revised plan with correct drawings of plot boundaries & surrounding to be made accordingly.*

5. The issue of Planning permission depend on the compliance/fulfillment of the conditions/ payments stated above. The acceptance by the Authority of the Pr. 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 GMA, 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,

for SECRETARY


Recd:

Copy to

1. Sr. Accounts Officer, Accounts Section, GMA/Chennai-600 033.
2. The Commissioner of Chennai, First Floor, East Wing, GMA Building, Chennai-600 033.