

From

THE MEMBER SECRETARY,
Chennai Metropolitan
Development Authority,
No. 5, Gandhi Iyerin Road,
Chennai-600 009.

To

M. R. Thyagarajan (Member)
Seven Stars Welfare Association
Block 2, L.A., 41 2nd.
Kovvur - Chennai-600 020.
Date: 20-5-98

Letter No. *As/ 625/98*

Sir/Madam,

- Ref: CMA - 221 - 10 - Proposed site location for 45
apart building with 30 units allotted by terms of
Block 2, 40-42, Kovvur etc. scheme, Chennai-600 020,
Kovvur - location of site plan - layout.
- Ref: 1) PPA received in SEC No. ~~220/98~~ 220/98 dt. 07.3.98

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The Planning Permission application and Revised Plan received in the reference *dated for a proposed site, with 45 apart building with 30 units allotted by terms of Block 2, 40-42, Kovvur etc. scheme, Chennai-600 020, Kovvur*

is under scrutiny. To process the application further, you are requested to remit the following by *two* separate cheques/drafts of a Nationalized Bank in Chennai City drawn in favour of Member-Secretary, CMA, Chennai-6 at Cash Counter (between 10:00 A.M. and 4:00 P.M.) in CMA and produce the duplicate receipt to the Area Plans Unit 'D' Chennai, Area Plans Unit in CMA.

i) Development charge for land and building under Sec.52 of the TMD Act, 1971.

Rs. 25,000/-
(Amount payable only)

ii) Security fee

Rs. 1000/-
(Amount payable only)

iii) Regularisation Charge

Rs. _____

iv) Open Space Reservation charges i.e. equivalent land cost in lieu of the space to be reserved and handed over as per SEC. 12(a) of TMD Act, 1971.

Rs. _____

DESPATCHED

- v) Security Deposit (for the proposed development).
- vi) Security Deposit (for septic tank with upflow filter)
- vii) Security Deposit for display board

Rs. 32,000/-
(Agreed for Revised plan)

Rs. _____

Rs. 10,000/-
(Agreed for Revised plan)

(Security Deposit are refundable amounts without interest on claim, after issue of completion certificate by CM&A. If there is any deviation/violation/damage of use of any part or whole of the building/site to the approved plan MS 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 notice 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 realized 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 MS 24(1):
 - 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 Buildings, Group Developments 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 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 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/them and the owner/developer has been cancelled or the construction is carried out in deviation to the approved plan.

112) The owner shall inform Chennai Metropolitan Development Authority at any stage 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 later evening between the exit of the previous Architect Licensed Surveyor and entry of the new appointed.

113) 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.

114) While the applicant makes application for service connection such as Electricity, Water Supply, Sewerage and she should attach a copy of the completion certificate issued by CMDA along with his application to the concerned Department/Board, Agency.

115) 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.

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

117) If there is any false statement, suppression or any misrepresentation of facts in the application, planning permission will be liable for cancellation and the development rights thereon will be treated as unauthorised.



- xi) The new building should have mosquito provide over head tanks and walls.
- xii) The sanction will be voidabinitio, if the conditions mentioned above are not complied with!
- xiii) Sanitation conservation measures notified by OMS, should be adhered to strictly:

 - a) Undertaking in the format prescribed in Annexure - III to OMS; a copy of it enclosed in Rs. 10/- Stamp paper duly executed by all the land owner, SPA holders, builders and proprietors 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.

to be filled accordingly and in the all the cases.

5. 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 scrutiny fee) in cases of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of OMS, which has to be complied before getting the planning permission or any other return provided the construction is not commenced and claim for refund is made by the applicant.

Yours faithfully,

[Handwritten signature]

FOR MEMBER SECRETARY.

Encl:

Copy to:

- 1. Sr. Accounts Officer, (Accounts Main), C.A.S.D./Channel-500 000.
- 2. The Commissioner of Chennai, First Floor, East Wing, OMS Building, Chennai-500 000.

[Handwritten signature]
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