

SI. No. 111/78

From
THE MEMBER-SECRETARY,
Chennai Metropolitan
Development Authority,
No. 8, Gandhi Evam Road,
Chennai- 600 000.

To
S. M. MURUGESAN SWAMI,
c/o. S. S. Medical Research Aid,
107, Subramanyam Tank Road,
Alipattam, CHENNAI - 600 010.

Letter No. 111/78/78

Dated: 20.1.78

Sir/Madam,

Re: O.M. No. 477/77 Proposed construction of
Ground + 3 Floor Shop-residential Building
at Door No. 49, Tana Street in S.S.No. 200/1 &
200/2 Block No. 12 of Paravakkalam Channel-7 -
Equivalence of Development Charges & Other charges -
requested - Regarding.

Ref: 1) FFA received in M.C. No. 111/78 dt. 7.4.78.

The Planning Permission & application for Revised Plan
received in the office of the Member-Secretary, Chennai Metropolitan
Development Authority, 8, Gandhi Evam Road, Chennai-600 000, in
connection with construction of Ground + 3 Floor Shop-residential Building
at Door No. 49, Tana Street in S.S.No. 200/1 & 200/2, Block No. 12
of Paravakkalam, Chennai-7.

In order scrutiny. To process the application further, you are
requested to remit the following by cash separate Demand
Drafts of a Nationalized Bank to Chennai City Branch in favour
of Member-Secretary, CMDA, Chennai-8, at Cash Counter (between
10.40 A.M. and 4.00 P.M.) in O.M. and produce the duplicate
receipt to the Area Plans Unit 'B' Chennai, Area Plans Unit
in O.M.

- | | |
|--|---|
| i) Development charge for
land and building under
Sec. 23 of the T&C Act,
1973. | a. 5500/- (Rupees eight
Thousand and Five Hundred only) |
| ii) Excavating fee | a. 800/- (Rupees eight
hundred
only) |
| iii) Regularisation charge | a. 2,500/- (Rupees Three Thousand
and Five hundred only) |
| iv) Open Space Reservation
charges (i.e. equivalent
land cost to 1/3rd of the
space to be reserved and
banded over as per DCR
18(a)(iii) of 1973, T. & C.
1973-18(a)(iii)/77(a)-97 | a. *** |
| v) Security Deposit (for
the proposed development) | a. 22,000/- (Rupees Twenty Two
Thousand only) |
| vi) Security Deposit (for
Septic Tank with effluent
filter) | a. *** |
| vii) Security Deposit for
sanitary sewer | a. 28,25,000/- (Rupees Ten
Lakhs and Twenty Five
Thousand only) |

(Security Deposit and other charges payable without

with Security Deposit for Display Board

(Security Depositors responsible amounts without interest on date, after issue of completion certificate by CHDA. If there is any deviation/ violation/change of use of any part or whole of the building/site to the approved plan CH will be forfeited. Security Deposit for Display Board is refundable when the Display Board as prescribed with format is put up into place 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 is collectable for Security Deposits).

4) The papers shall be returned unapproved if the payment is not made within 30 days from the date of issue of this letter.

5) 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 DMR 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 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.
- 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. Similar report shall be sent to Chennai Metropolitan Development Authority when the building is has reached into 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 dissolved or the construction is stopped and is deviating to the approved plan.

1v) 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 out 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 CMDA 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 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.

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 person to whom the site is transferred immediately after such transaction and shall bind the purchaser to those conditions as 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 site representations of facts in the application, planning permission shall be liable for cancellation and the development made, if any will be treated as unauthorized.

x) The new building should have mosquito provide over roof tanks and walls.

xi) The sanction will be void if the conditions mentioned above are not complied with;

xii) Rainwater conservation measures notified by CMDA, should be adhered to strictly;

a) Undertakes (in the format prescribed in Annexure - XIV to RCR) a copy of it enclosed in A-10/- Stamp Paper duly executed by all the land owner, RWA holders, builders and societies 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.

c) To furnish five copies of revised plan incorporating Low Terrace at Second Floor, Third Floor and Terrace Floor plan.

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 advising fee) in case of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of LCA, which has to be complied before getting the planning permission or any other reason provided the construction is not commenced and date for refund is made by the applicant.



A. A.

Yours faithfully,

[Signature]

Encl:

1. Copy 1st

1. Mr. Accounts Officer, (Accounts Main, D.O., for MEMPHIS OFFICE).

CGO/Channel-600 600.

2. The Commissioner of Channel,

First Floor, East Wing,

CGO Building, Channel-600 600.

[Signature]