

NY Ref. No.:

From:

THE MEMBER SECRETARY,
Chennai Metropolitan
Development Authority,
No. 8, Desai Iyer Road,
Chennai-600 000.

To:

Mrs. Suteela Ramachandran,
c/o. Shree Associates,
No. 59, K.P. Road St., Srinagar
Ch-16

Letter No.

B3/7592/98 55

Dated:

11/5/98

Sir/Madam,

Sub: CMDA - APD - 10 - proposed construction of A+SF

Res. bldg. for 24 D unit at D.No. 17,

Valluvaral St. in S.No. 2/79, B.No. 1 of

Perambalur, Vepery, Chennai - Residence of
Ref: 1) PWD received in SDC No. 264/98 (D.C. and S.O. No. 29)
dt. 18.6.98

7.5.98
DESPATCHED

The Planning Permission Application and Revised Plan received in the reference ~~letter~~ cited for the proposed construction of A+SF Res. bldg. for 24 D unit at D.No. 17, Valluvaral St. in S.No. 2/79, B.No. 1, Perambalur Vepery, Ch. in urban territory. To process the application further, you are requested to remit the following by ~~your~~ 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 applicants receipt to the Area Plans Unit 'B' Chennai, Area Plans Unit in CMDA.

1) Development charge for land and building under Sec-39 of the TMC Act, 1973.	Rs. 33,000/- (Thirty three thousand only.)
1a) Security fee	Rs. 300/- (Three hundred only.)
111) Regularization Charge	Rs. -
1a) Open Space Reservation charges (i.e. equivalent land cost in lieu of the space to be reserved and handed over as per DCR 1981(11); 1981(18.10); 198-II(12)/17(1)-2)	Rs. -

B.t.o.



- v) Security Deposit (for the proposed development). | Rs. 1,25,000/- *One lakh twenty five thousand only.*
- vi) Security Deposit (for septic tank with upflow filter) | Rs. -
- vii) Security Deposit for display Board | Rs. 10,000/- *(Ten thousand only)*

(Security Deposits are refundable amounts without interest on claim, after issue of completion certificate by DMK. If there is any deviation/violation/change of use of any part or whole of the building/site to the approved plan 3D 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).

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 elapsed 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).

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 DCM 2(b)(ii):-
 - i) The construction shall be undertaken as per mentioned plans 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 a professionally qualified Architect Registered with Council of Architects or Classed 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/hers and the owner/developer has been cancelled or the construction is carried out in deviation to the approved plan.

12) 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 agreeing 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 inter evening between the exit of the previous Architect Licensed Surveyor and entry of the new appointed.

13) 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.

14) 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.

15) When the site under reference is transferred by any 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.

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

17) 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 developer must, if any will be treated as unauthorised.

23

54

- xi) The new building should have mosquito provide over head tanks and walls;
- xii) The sanitation will be self-sufficient, if the conditions mentioned above are not supplied with;
- xiii) Rainwater conservation measures notified by O&M, should be adhered to strictly;
- xiv) Undertaken (in the format prescribed in Annexure - XIV to DCR) a copy of it enclosed in SA. 30/- Stamp paper duly executed by all the land owner, OPA 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.

3. The issue of planning permission depend on the compliance/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 (including security 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 reasons provided the construction is not commenced and claim for refund is made by the applicant.

Yours faithfully,

[Signature]

for REGIONAL SECRETARY.

Encls

Copy to:

- 1. Sr. Accounts Officer, (Accounts Main)Dn., C.R.D.A./General-600 O&M.
- 2. The Commissioner of Chennai, First Floor, 2nd Wing, O&M Building, Chennai-600 009.

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