

NY S.P.A.D.

From

THE HONORABLE SECRETARY,
Channel Metropolitan
Development Authority,
No. 8, Gandhi Bazar Road,
Chennai-600 008.

To

Thiru. V. K. Ranganathan Esq. & Sons
No. 10, Crescent Road, T. Nagar,
Chennai - 17.

Letter No. B3/13090/97

Dated: 20/10/97



Sr./Madam,

Sub: CMDA - 400 - 10 - proposed costs of Rs. 28

Ref. No. at No. S.No. 1249/1, 1248/2A1,

2A2 and 2A3, 1st St. T. Nagar colony, Kottur

Village, Municipality of S. and S. P. - 400 - 10

Ref: (1) MTR received in MTR No. 975/97 dt. 9.6.97

at 12 no. S.P. in No. 421/87 dt. 12.10.97

from S.P. Wiliswatham, Chennai 101

The Planning Permission Application and Request Plan
received in the reference first cited for the Plan of Rs. 28

Ref. No. for 64 S. unit at S.No. 1249/1, 1248/2A, 2A2
and 2A3, 1st St. T. Nagar colony, Kottur Village

is under scrutiny. To process the application further, you
are requested to remit the following by separate

Demand Drafts of a Nationalized Bank in Chennai City drawn in
favour of Member-Secretary, CMDA, Chennai-8 at Cash Counter
(between 10.00 A.M. and 4.00 P.M.) in CMDA and produce the
duplicate receipt to the Area Plans Unit 'B' Chennai, Area
Plans Unit in CMDA.

1) Development charge for
land and building under
Sec. 50 of the TMAP Act,
1974.

Rs. 68,000/- (Sixty eight
thousand only)

2) Scrutiny fee

Rs. 6000/- (Six thousand only)

3) Regularisation Charge

Rs. 34,500/- (Thirty four
thousand five hundred only)

4) Open Space Reservation
charges (i.e. equivalent
land cost in lieu of the
space to be reserved and
harded over as per DCR
1962(121) 1962(12) 19
196-11(13)/176a1-90

Rs. 25,000/- (Twenty five
thousand only)
and Rs. 9,500/- (Two lakhs
and ten thousand only)

DESP. 10/10/97

B.T.O.



- v) Security Deposit for the proposed development. | Rs. 2,64,000/- (Two Lakhs Sixty four thousand only.)
- vi) Security Deposit for septic tank with efflow 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 or completion certificate by O&A. If there is any deviation/violation/change of use of any part or whole of the building/site to the approved plan SO will be forfeited. Security Deposit for display board is refundable when the display board as prescribed with Forest 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 collectable for Security Deposits).

3. The Plans 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 SOB No.111-
 - 1) 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 violation is liable to be demolished.
 - 2) 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 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.

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 later existing 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 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.

viii) 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 grids over head doors and walls;
- xi) The sanitation will be avoidable, if the conditions mentioned above are not complied with;
- xii) Rainwater conservation measures notified by CHM, should be adhered to strictly;
- xiii) Undertaking in the Forest Prescribed in Annexure - XIV to DCR, a copy of it enclosed in No. 10/- Stamp paper duly executed by all the Land owner, SFA holders, builders and promoters separately. The undertakings shall be duly attested by a Notary Public.
- xiv) Details of the proposed development duly filled in the form enclosed for display at the site in case of special buildings and group developments.

(*)



3. The issue of planning permission depend on the compliance/fulfillment of the conditions/payments stated above. The acquittance 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 may refund of the Development charge and other charges including penalty fee in cases of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of DCR, which was 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.

(*) you are also reqd. to furnish 5 copies of Revised Plan showing the new drive road. also.

Yours faithfully,
Encl:

Yours faithfully,
[Signature]
for MARCH ASSOCIATES.

Copy to:

1. Sr. Accounts Officer, (Accounts Maintn.), C.A.D.A./Chennai-600 003.
2. The Commissioner of Chennai, First Floor, East Wing, CHM Building, Chennai-600 003.

[Signature]
18/9/97

o/c