

From
The Member-Secretary,
Chennai Metropolitan
Development Authority
Chennai - 600 008.

To *Shri. K. Gargadharan (A)*
156/5, 20th main Road,
Jayants Colony, Annapuram,
Chennai-40.

Letter No. *B3/19679/99*

Dated : *9-99*

Sir/Madam,

Sub: CMDA - Area Plans Unit - Planning Permission -
Proposed 202 flats to be a 9+2F residential flats allotted
by T&CP at Block-158 Jayants colony, Annapuram west,
being 211 part of vilivakkam village

Ref: 1) PPA received in SBC No. *534/99 dt. 30.2.99*

The Planning Permission Application and Revised Plan
received in the reference cited for *a proposed 202 flats*
to be a 9+2F residential flats allotted by T&CP at Block-158,
Jayants Colony, Annapuram west, being 211 part of
vilivakkam village.

is under scrutiny. To process the application further, you are
requested to remit the following by *three* separate Demand Drafts
of a Nationalised Bank in Chennai City drawn in favour of
Member-Secretary, CMDA, Chennai-8, at Cash Counter (between 10.00 AM
and 4.00 P.M.) in CMDA and produce the duplicate receipt to the Area
Plans Unit 'B' Channel, in CMDA.

- | | | |
|--|---|---|
| i) Development Charges for land and building under Sec.59 of the T&CP Act 1971. | X | Rs. <i>20,000/-</i>
<i>(Rupees Twenty thousand only.)</i> |
| ii) Scrutiny Fee | X | Rs. _____ |
| iii) Regularisation Charges | X | Rs. _____ |
| iv) Open Space Reservation Charges (i.e. equivalent land cost in lieu of the space to be reserved and handed over as per DCR 19(a) (iii) 19(b) I.V.18 19(b)-II(vi)/17 (a)-9) | X | Rs. _____ |
| v) Security Deposit (for the proposed development) | X | Rs. <i>29,000/-</i>
<i>(Rupees Twenty nine thousand only.)</i> |
| vi) Security Deposit (for Septic Tank with upflow filter) | X | Rs. _____ |
| vii) Security Deposit (for Display Board) | X | Rs. <i>10,000/-</i>
<i>(Rupees ten thousand only.)</i> |

DESPATCHED



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 inter evening 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 persons to whom the site is transferred immediately after such transaction and shall bind the purchaser to those 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 acts in the application, planning permission will be liable for a cancellation and the development made, if any will be treated as unauthorised.

x) The new building should have mosquito provide over head tanks and wells;

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

xii) Rain water conservation measures notified by CMDA should be adhered to strictly;

a) Undertaken (in the format prescribed in Annexure - XIV to DCR) a copy of it enclosed in Rs.10/- Stamp Paper duly executed by all the land owner, CPA holders, builders and promoters 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 rectifying the following defects

(i) Side set back less by 0.03m.

(ii) Sump details with measurements not shown in site plan.

(iii) Bulbs mts in plan do not tally with site condition.

(iv) Proposed area shown in open statement not correct. Area of proposed addition is 531.3 m²

(v) A building dimensions in the site plan near staircase is to be corrected

5) You are also requested to furnish Demand Draft drawn in favour of Managing Director, Chennai Metropolitan Water Supply & Sewerage Board, Chennai - 2 for a sum of Rs. of 500/- (Rupees five hundred only) only) towards Water Supply and Sewerage Infrastructure Improvement Charges.

6) 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 (excluding scrutiny fee) in case 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 person provided the construction is not commenced and claim for refund is made by the applicant.

Yours faithfully,

[Signature]
28/9/99

FOR MEMBER-SECRETARY.

[Signature]
28/9/99

[Signature]
29/9

Encl:

Copy to:

1. The Senior Accounts Officer,
(Accounts Main) Division,
CMDA, Chennai - 600 008.
2. The Commissioner,
Corporation of Chennai,
First Floor East Wing,
CMDA Building,
Chennai - 600 008.