

To

The Member Secretary,
Chennai Metropolitan
Development Authority,
No.8, Gandhi Irwin Road,
CHENNAI - 600 008

To

Thiru V.P. Pillaiyer,
No.28, Ambekar 2nd Street,
Lakshminagar,
Thiruvallur,
Chennai-600 044.

Letter No. 3/2000/2000

Dated: 20-11-2000

Sir/Madam,

SUB: CMDA - Area Plans Unit - Planning Permis-
sion - The proposed construction of resi-
dential flats at Door No.12, 1st and 2nd
Link Street, Handvelipakkam, Chennai-08,
R.A.No.4317/17, Block No.97 of Mylapore -
Sanction of Development charge and
other charges - Requesting.

- Ref's 1. SPA received in CMD No.402/2000, dated 20-09-2000.
- 2. Revised Plan received dated 19-10-2000.

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The Planning Permission Application and Revised Plan received in the reference 1st and 2nd cited for the proposed construction of residential flats at Door No.12, 1st and 2nd Link Street, Handvelipakkam, Chennai-08, R.A.No.4317/17, Block No.97 of Mylapore is under scrutiny.

To process the applicant further, you are requested to remit the following by ~~form~~ separate Demand Draft of a Nationalized Bank in Chennai City Branch in favour of Member Secretary, Chennai Metropolitan Development Authority, Chennai -8, at Cash counter (between 10.00 a.m. and 4.00 P.M.) in CMD and produce the duplicate receipt to the area Plans Unit, 'B' Chennai in CMDA.

- 1) Development charges for land and building under Sec.59 of TACP Act, 1971 : **Rs.7500/-**
(Sevens even thousand five hundred only)
- 2) Scrutiny Fee : **---**

- iii) Regulatorial fees charges : Rs. ---
- iv) Open space Reservation charges (i.e. equivalent land cost in lieu of the space to be reserved and handed over as per DCP 2001/11/19/14)-IX/vii/1(a)-9) : Rs. ---
- v) Security Deposit (for the proposed development) : Rs. ~~20,000/-~~
(Rupees thirty thousand one hundred only)
- vi) Security Deposit (for septic tank with upflow filter) : Rs. ---
- vii) Security Deposit (for Display Board) : Rs. ~~20,000/-~~
(Rupees ten thousand only)

- NOTE:**
- i) Security Deposits are refundable amount without interest on claim, after issue of completion certificate by DM. If there is any deviation/ violation/change of use of any part or whole of the building/site to the approved plan security deposit will be forfeited.
 - ii) Security Deposit for Display Board is refundable when the Display Board as prescribed in the format is put up in the site under reference. In case of default security deposit will be forfeited and action will be taken to put up the Display Board.
 - iii) In the event of withdrawal of the Security Deposit for a period of more than 3 years, it is presumed that the applicant may not have any right to claim the same and the amount would be forfeited.

2. Deposits 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 collectible for Security Deposits).

3. The papers would be returned unapproved if the payment is not made within 30 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 DMR 2(B)(11):-
 - i) The construction shall be undertaken as per sanctioned plan only and no deviation from the plan 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 contact letters should be furnished.
 - iii) A report in writing shall be sent to CMDA 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 CMDA when the building has reached upto Plinth level and thereafter every three months at various stages of the construction/development certifying that the work as 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 CMDA of any change of the Licensed Surveyor/architect. The newly appointed Licensed Surveyor/architect shall sign 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. His construction shall be carried on during the period intervening between the exit of the previous Architect/Licensed Surveyor and entry of the new appointee.
 - 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 CMDA.
 - 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 the 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 these 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 misrepresentations of facts in the Application, planning permission will be liable for a cancellation and the development made, if any will be treated as unauthorized.
- x) The new building should have adequate proof over head tanks and wells.
- xi) The sanction will be void ab-initio, if the conditions mentioned above are not complied with.
- xii) Rain water conservation measures notified by CMDA should be adhered to strictly:
- Understanding (in the format prescribed in Schedule -III to DCR) a copy of it enclosed in A4.10's strong paper duly executed by all the land owners, C/A Holders, builders and promoters separately. The Understanding shall be duly & treated by a Notary Public.
 - Details of the proposed development duly filled in the format enclosed for display at the site in cases of Special Buildings and Group Developments.

5) You are also requested to furnish a Demand Draft drawn in favour of Managing Director, Chennai Metropolitan Water Supply and Sewerage Board, Chennai-2 for a sum of Rs.20,000/- (Rupees thirty six thousand only) towards Water Supply and Sewerage Infrastructure Improvement Charges.

6. You are requested to furnish the Corporation of Chennai mentioned condition plan duly notarized.

7. Breakup data measurements on the North-East corner should tally overall dimension available at that point, as the site is increasing in width from East to West.

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3. The issue of Planning permission depend on the compliance/fulfillment of the conditions/requirements stated above. The acceptance by the authority of the preparation of the Development charge and other charges etc., shall not entitle the person to the Planning permission but only refusal of the Development charge and other charges (excluding assessing fee) in case of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of act, 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,

Handwritten signature

for MEMBER SECRETARY.

Encls: Copy of Display Form

Copy to: 1. The Senior Accounts Officer,
Accounts (Legal) Division,
CMA, Chennai - 600 006.

2. **The Commissioner,
Corporation of Chennai,
Nizam Buildings,
Chennai-600 001.**

22.25/52.