

TO CHIEF SECRETARY, CHENNAI



From

The Mayor-Secretary,
Chennai Metropolitan
Development Authority,
No. 7, Gandhi Drive Road,
Chennai. Chennai-600 008

Mrs. RAJULA NAI AND OTHERS,
No. 4, 7th EAST STREET,
KAMARAJ NAGAR,
THIRUVANMIYUR,
CHENNAI-600 041.

Letter No. 82/14928/2001

Dated: 18.07.2004.

Sir/Madam,

Re: Chennai Metropolitan Development Authority
- Area Plans Unit - Planning Permission.
This P.P.A is for the proposed construction of
Ground floor + 3 floor built up Residential
building with 04 dwelling units at S.No.11/1A1A2,
11/1A1A3,11/1A1A4,11/1A1A5,11/1A1A6,11/1A1A7,
12/78,12/79 & 12/80 of Melaiyur village straddling
Tambaram-Velachery Road-Chennai-Permittance of
DC and other charges - Regroding.
Ref: 1) PPA received in CMC No. 251/2001 dated 11.3.2004.
Your Revised plan dated 18.05.2001.

The Planning Permission application and Revised Plan
received in the reference I & binded for the proposed construction
of Ground floor + 3 floor built up Residential building with 04
dwelling units at S.No.11/1A1A2,11/1A1A3,11/1A1A4,12/78,12/79,
12/80,12/81,12/82 & 12/83 of Melaiyur village
straddling Tambaram Velachery road - Chennai.

In order strategy, To process the application further, you are
requested to remit the following by first separate Demand
Draft of a Nationalised Bank in Chennai City drawn in favour of
Mayor-Secretary, CMC, Chennai-8, at each counter between
10 AM & 4 PM in CMC and produce the duplicate receipt to the
Area Plans Unit, 'B' Chennai in CMC.

1) Development Charges for land and building under Sec. 57 of 1967 Act 1971.	₹. 19,000/- 18,000/- (Eighty seven thousand and eight hundred only)
44) Security Fee (Advance Amount)	₹. 300/- (Three hundred only)
110) Reg-Registration charges	₹. 18,000/- 18,000/- (Eighty three thousand and five hundred only)

10) Open Space Reservation Charges (i.e. equipment laid out in line or the space to be reserved and marked with 10 per 100, 10 (a) 1 (101/1011-200vi)/111a)-00.

11) Security Deposit for the proposed development?

1. 2,21,500/- (Maximum Two lakh Security and thousand and five hundred only)

12) Security Deposit for water tank with water filter?

1. 55,000/- (Approx sixty eight thousand only)

13) Security Deposit for Display Board.

1. 10,000/- (Approx Ten thousand only)

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1) Security Deposits are refundable amount without interest on claim, after issue of completion certificate by DMIA. If there is any deviation/violation/change of use of any part or whole of the building/site in the approved plan Security Deposit will be forfeited.

2) 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.

3) In the event of the Security Deposit is not claimed within a period of 3 years from the date of readiness, the Security Deposit shall be forfeited without any further notice.

4. Interest received after 30 days from the date of issue of this letter 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 retained along with the charges due (however no interest is collectable for Security Deposits).

5. The papers would be returned unapproved if the request is not made within 60 days from the date of issue of this letter.

6. You are also requested to comply the following:

a) Furnish the letters of your acceptance for the following conditions stipulated by various provisions available under MR 21a) 11a-

1) 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.

2) In case of Special Building, Group Developments, a professionally qualified Architect Registered with Council of Architects or Licensed Licensed Surveyor shall be associated with the construction work till it is completed. Their names/addresses and consent letters should be furnished.

138) A report in writing shall be sent to OMA by the architect Class-I Licensed Surveyor who supervised the construction just before the commencement of the erection of the building as per the approved plan. Similar report shall be sent to OMA when the building has reached upper floors level and thereafter every three months at various stages of construction/development certifying that the work is in compliance to its accordance with the approved plans.

The Licensed Surveyor and Architect shall inform this Authority immediately if the contract between him/her and the owner/developer has been cancelled or the construction is carried out in violation to the approved plan.

- 139) The owner shall inform OMA of any change of the Licensed Surveyor/Architect. The newly appointed Licensed Surveyor/Architect shall also confirm to OMA that he has agreed for supervising the work under reference and initiates the stage of construction at which he has taken over. In construction shall be carried on during the period intervening between the date of the previous architect/licensed Surveyor and entry of the newly appointed.
- 140) On completion of the construction, the applicant shall submit OMA and shall not occupy the building or permit it to be occupied until a completion certificate is obtained from OMA.
- 141) While the applicant seeks application for service connection such as electricity, water supply, sewerage, telephone should submit a copy of the certificate certificate issued by OMA along with his application to the concerned Department/ Board/Agency.
- 142) 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 OMA 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 to the planning permission.
- 143) In the open space within the site, trees should be planted and the existing trees preserved to the extent possible.
- 144) If there is any false statement, misrepresentation or any mis-representations of facts in the application planning permission will be liable for a revocation and the development made, if any will be treated as unauthorized.
- 145) The new building should have adequate ground water bore tanks and wells.
- 146) The sanction will be void ab-initio if the conditions mentioned above are not complied with.
- 147) Rain water conservation measures notified by OMA should be adhered to strictly.
- 148) Undertaking in the format prescribed in Annexure-III to IODI a copy of it enclosed in B-10/- stamp paper duly executed by all the land owners, Gza Holders, builders and promoters separately. The undertakings shall be duly attested by a Notary Public.

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b) Details of the proposed development fully filled in the format enclosed and display at the site in cases of Special Buildings and Group Developments.

4) The new site requested to furnish a Sewer Profit made in favour of Planning Director, General Metropolitan Water Supply and Sewerage Board, Chennai-2 for a site of 2.

and sewerage infrastructural improvement charges.

5) The issue of Planning Permission depend on the compliance/fulfilment of the conditions/requirements stated above. The acceptance by the authority of the development of the Development charges and other charges etc. shall not entitle the person to the planning permission but only refund of the Development Charge and other charges (upon receipt of the same) in case of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of MR, which has to be complied before getting the planning permission or any other person provided the construction is not commenced and claim for refund to be made by the applicant.

Yours faithfully,

encl. Copy of the Display Format.

[Signature]
for ~~SECRETARY~~ *[Signature]*

Copy to:

1. The Survey Accounts Officer,
Accounts (M&S) Division,
CWSB, Chennai - 600 082.
2. The Commissioner,
Corporation of Chennai,
M&S Buildings,
Chennai-600 083.

~~3. The Commissioner,
Accounts Division.~~

*The Commissioner
Township Municipalities
Tamil Nadu - 60
Township Municipalities/
Development Division.*