

BY REGISTERED POST WITH A.C. DEL.

From

The Member in-charge
Central Metropolitan
Development Authority,
No.1, Gandhi Green Road,
CHENNAI - 600 002.



To

M/s. See Ponnappillai Indira,
Door No. 75, Balakrishnan Road,
Vadaiyil Nagar,
Thiruvonmiyur,
Chennai-600 041.

Letter No. 3/20714/2001

Dated: 19-04-2001

Chr/Med.0.

RE: 7501 - Area Plans Unit - Planning Permis-

sion for the proposed construction of 5/11
Floored Floor + 4 Floors with 8 dwelling units at Plot
No. 303, Door No. 75, Balakrishnan Road, Vadaiyil
Nagar, T.S.No.130, Block No.62 of Thiruvonmiyur -
Sanctions of Development Charge and other
charges - Requested - Regarding.

Ref: PFA received in SRO No.714, dated 04-08-2001.

-11-

The Planning Permission application and Revised Plan
received in the reference SRO cited for the proposed construction
of 5/11 Floor + 4 Floors with 8 dwelling units at Plot No.303, Door
No.75, Balakrishnan Road, Vadaiyil Nagar, T.S.No.130, Block No.62 of
Thiruvonmiyur Village is under scrutiny.

//////////

To process the applicant further, you are requested to remit the
following by cash to the District Engineer of a Metropolitan Zone
in Chennai City, Office of Director at Member-Secretary, Central
Metropolitan Development Authority, Chennai - 6, at each office
(Between 10.00 A.M. and 4.00 P.M.) on 22/04/2001 and produce the
appropriate Receipt to the Area Plans Unit, 1st Floor in CHMA.

- | | |
|---|---|
| 1) Development charges for
land and building under
SRO.59 of TROP Act, 1971 | : Rs.22,800/-
(Rupees twenty two thousand eight
hundred only) |
| 11) Scrutiny Fee <u>(Rs. Balance)</u> | : Rs.300/-
(Rupees three hundred only) |

4. You are also requested to comply the following:

- i) Furnish the letter of site acceptance for the following conditions stipulated by virtue of provisions stipulated in clause 1(b)(iii)
- ii) The construction shall be restarted as per sanctioned plan only after the sanction from the plans should be made without any objection. Construction work on construction is liable to be discontinued.
- iii) In case of Special Building Group Development, a professionally qualified architect registered with Council of Architects or Classy Licensed Surveyor shall be associated with the construction work till it is completed. Their names/addresses and contact letters should be provided.
- iiii) A report in writing shall be sent to CDMA by the Architect/Classy Licensed Surveyor and engineers the completion just before the commencement of the erection of the building as per the sanctioned plan. Similar report shall be sent to CDMA when the building 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.
- v) The owner shall inform CDMA of any change of the Licensed Surveyor/Architect. The newly appointed Licensed Surveyor/Architect shall also confirm to CDMA 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 intervening between the exit of the previous Architect/Licensed Surveyor and entry of the new appointee.
- vi) On completion of the construction, the applicant shall inform to CDMA and shall not occupy the building or permit it to be occupied until a completion certificate is obtained from CDMA.
- vii) 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 CDMA along with his application to the concerned Department/Board/Agency.
- viii) When the site under reference is transferred by way of sale/lease or any other mode to any person before completion of the construction, the party shall inform CDMA of such transaction and also the name and address of the persons to whom the site is transferred immediately after such transactions and shall bind the purchaser to those conditions to the planning permission.

REQUIREMENTS

- 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 ridge structure, depression or any misrepresentation or error in the application, planning permission will be liable for a cancellation and the development will, if any will be treated as unauthorized.
- x) The new building should have adequate proof over head tanks and wells.
- xi) The structure will be void abutment, if the conditions mentioned above are not complied with.
- xii) Rain water conservation measures notified by them, should be adhered to strictly:
- a) Undertaking (in the format prescribed in Appendix -III to DCR) a copy of it enclosed in the form - stamp paper duly executed by all the land owners, the builders, 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 case of Special Building and Group Development.

3) 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. 1,75,000/- (Rupees one lakh seventy five thousand four hundred and twenty five only) towards Water Supply and Sewerage Infrastructure Improvement Charges.

.../...

6 The issue of planning permission depend on the compliance/fulfillment of the conditions/requirements stated above. The compliance by the Authority of the improvement of the development charge and other charges etc., shall not entitle the person to the planning permission but only release of the development charge and other charges (including service fee) in case of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of DCP, which has to be complied hereto getting the planning permission. In any other cases, provided the construction is not commenced yet then the release is made by the applicant.

Yours faithfully,

6
-2-14

FOR RECORD PURPOSES

for

Encl: Copy of display board

Copy No 1. The Service Accounts Officer,
Accounts Administration,
CMAA, Chennai -600 006.

2. The Commissioner,
Department of Chennai,
High Buildings,
Chennai-600 006

CONFIDENTIAL