



BY REGISTERED POST WITH A.C. D.D.

From

The Member Secretary,
Central Metropolitan
Development Authority,
No.1, Gandhi Irwin Road,
CHENNAI - 600 008.

To

Thiru T. Madhavan Reddy,
Flat No.33, 40th Street,
Ashok Nagar,
Chennai-600 008.

Letter No. 22/2272/2001

Dated: 5.10.2001.

Sir/Madam,

Sub: CMIA - Area plans unit - Planning
Permission - Proposed construction of
Stilt + 3F (4 dwelling units) residential
building at Plot No.33, Old Plot No.C.492,
40th Street, Ashok Nagar, Chennai-08 -
T.S.No.40, Block No.57, Kodambakkam,
Chennai - Resubmission of D.C. & other
charges - Reg.

Ref: PPA read. in SDC NO. 751/2001, dt.20.8.2001.

The planning permission application received in the
reference list cited for the proposed construction of Stilt + 3
floors (4 dwelling units) residential building at Plot No.33,
Old Plot No. C-492, 40th Street, Ashok Nagar, Chennai-08,
T.S.No. 40, Block No.57, Kodambakkam, Chennai is under scrutiny.

To process the applicant further, you are requested to remit the
following by four separate Demand Draft of a Nationalized Bank
in Chennai City drawn in favour of Member-Secretary, Central
Metropolitan Development Authority, Chennai -8, at cash counter
(between 10.00 a.m. and 4.00 P.M.) in CMIA and produce the
duplicate receipt to the Area Plans Unit, 'B' Chennai in CMIA.

- 1) Development charges for : Rs. 8,500/-
Land and building under (Rs. Eight thousand and nine
Sec.59 of T&CP Act, 1973 hundred only)
- 11) scrutiny Fee : Rs. 400/-
(Rs. Four hundred only)

- iii) Regularization charges : Rs. -
- iv) Open Space Reservation charges (i.e. equivalent land cost) i.e. of the space to be reserved and handed over as per DCK 1976 (1977) (5) - (1978) / 17(a)-2) : Rs. -
- v) Security Deposit (for the proposed development) : Rs. **36,000/- (Rs. Thirty six thousand and six hundred only)**
- vi) Security Deposit (for septic tank with spongy filter) : Rs. -
- vii) Security Deposit (for display board) : Rs. **10,000/- (Rs. Ten thousand only)**

NOTE:

- i) Security Deposits are refundable amount without interest on claim, after issue of completion certificate by CMD. If there is any deviation/ violation/ change of use of any part or style 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 the Security Deposit is not claimed within a period of 5 years, from the date of remittance, the security deposit shall be forfeited without any further notice.

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 papers 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 with the following:

- a) Furnish the letter of your acceptance for the following conditions stipulated by virtue of provisions available under DMG 21(3)(1):
 - i) The construction shall be undertaken as per sanctioned plan only and no deviation from the plans should be made without prior sanction. Deviations 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 name/address and contact letters should be furnished.
 - iii) A report in writing shall be sent to CMA 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 CMA 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.
 - iv) The owner shall inform CMA of any change of the Licensed Surveyor/Architect. The newly appointed Licensed Surveyor/Architect shall also conform to CMA's list 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.
 - v) On completion of the construction, the applicant shall intimate CMA and shall not occupy the building or permit it to be occupied until a completion certificate is obtained from CMA.
 - vi) While the applicant makes application for service connections such as Electricity, Water supply, Sewerage etc/so should enclose a copy of the completion certificate issued by CMA 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 CMA 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.

4. The issue of planning permission depend on the compliance/fulfillment of the conditions/payments stated above. The acceptance by the Authority of the prepayment 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,


for MEMBER SECRETARY.

Encls Copy of Display Permit

Copy for 1. The Senior Accounts Officer,
Accounts (Main) Division,
CPWA, Chennai -600 005.

2. The Commissioner,
Corporation of Chennai,
Nizam Buildings,
Chennai-3.

kk/s/10