



BY REGISTERED POST WITH ACK. DUE

From  
The Member Secretary,  
Chennai Metropolitan  
Development Authority,  
No.1, Gandhi Iyengar Road,  
CHENNAI -600 005.

To  
Shri S. Narayanan,  
C/o. A. Ramesh,  
No.30, (Old No.12), V.P. Alkhan St.,  
Muthiahagar Nagar, Palligrama,  
Chennai-600 091.

Letter No. **2/2225/2001**

Dated: 24-12-2001

Sir/Madam,

Sub: CMDA - Area Plans Unit - Planning Permis-  
sion - Proposed construction of GP+3F (8  
dwelling units) residential building at  
Plot No.40, S.No.107, T.S.No.17, Block No.  
76, Koyambada, Varasathi Vinayagar Street,  
Chinnaya Nagar, Chennai - Remittance of  
Development Charge and other charges -  
Requested - Regarding.

Ref: FPA Received in SAC No.009/2001, dated  
03-09-2001.

-111-

The Planning Permission application received in the  
reference 1st cited for the proposed construction of GP+3  
Floors (8 dwelling units) residential building at Plot No.40, Survey  
No.107, T.S.No.17, Block No.76, Koyambada, Varasathi Vinayagar Street,  
Chinnaya Nagar, Chennai is under scrutiny. ....

To proceed the applicant further, you are requested to remit the  
following by cash separate Demand Draft of a Nationalized Bank  
in Chennai City Branch in favour of Member-Secretary, Chennai  
Metropolitan Development Authority, Chennai -6, at each counter  
(between 10.00 A.M. and 4.00 P.M.) in CMDA and produce the  
duplicate receipt to the Area Plans Unit, 'B' Channel in CMDA.

- |  |   |
|--|---|
| 1) Development charges for<br>land and building under<br>Sec.39 of DCP Act, 1971 | Rs. 5500/-<br>(Rupees nine thousand five hundred<br>only) |
| 11) Scrutiny Fee (Balance)   | Rs. 800/-<br>(Rupees eight hundred only)                  |

- iii) Regularisation charges : Rs.
- iv) Open space Reservation charges (i.e. equivalent land cost @ 11% of the area to be reserved and handed over as per DCR 19(2)(i)(vi)19(2)-II(vi)/17(a)-2) : Rs.
- v) Security Deposit (for the proposed development) : Rs. 37,500/-  
(Rupees thirty seven thousand five hundred only)
- vi) Security Deposit (for septic tank with upflow filter) : Rs.
- vii) Security Deposit (for display board) : Rs. 10,000/-  
(Rupees ten thousand only)

**NOTE:**

- 1) Security Deposits are refundable amount without interest on claim, after issue of completion certificate by DDA. 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 at 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 3 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 the following:

- a) Furnish the letter of your acceptance for the following conditions stipulated by virtue of provisions available under DSM 2(5)(ii):
  - i) The construction shall be undertaken as per sanctioned plan only and no deviation from the plans should be made without prior sanction. Construction done in deviation is liable to be demolished.
  - ii) In cases 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 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 CMDA 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 indicate 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 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 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.

(\*) (a) The net back dimension shown in the site plan is not eligible, due to over lapping of sewer line shown.

(c) Raaga and sizes projections were not shown typical floor detailed in plan.

- 4 -

- 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 mosquito proof over head tanks and walls.
- xi) The sanitation will be avoid abinitio, if the conditions mentioned above are not complied with.
- xii) Rain water conservation measure notified by GMDA should be adhered to strictly!
- a) Undertaking (in the format prescribed in Annexure -IV to DCA) a copy of it enclosed in Rs.10/- stamp paper duly executed by all the land owners, GFS 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.

5) You are also requested to furnish a Demand Draft drawn in favour of Managing Director, Chennai Metropolitan Sewer Water Supply and Sewerage Board, Chennai-2 for a sum of Rs.45,300/- (Rupees forty five thousand three hundred only) towards water supply and sewerage Infrastructure Improvement charges.

6) You are all requested to furnish the revised plan five copies with rectifying the following.

- (a) The plot boundary dimension do not tally both as on site and TMS in all sites. Hence both dimensions to be incorporated in the site plan, difference to be shown by hatching and providing set backs from minimum dimension line and tallying the break-up measurements accordingly to the lesser dimensions.
- (b) Ramp details (Plan, Elevation & Cross-section) to be shown in the plan.
- (c) The S.No. and Block No. as per TMS to be shown in the title of the plan.
- (d) The proposed violates Floor Space Index (1.305 as against 1.30 required due to lesser extent of site 426.74m<sup>2</sup> document) to comply Development Control Regulation Rule requirements.

(\*)

....3....

7. The issue of planning permission depend on the compliance/fulfillment of the conditions/requirements stated above. The consent by the authority of the president 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 (including statutory cost) in case of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of 1974, which has to be complied before getting the planning permission or any other permit provided the construction is not commenced and steps are taken as made by the applicant.

Yours faithfully,

M. S. A. S. *[Signature]*  
for HONOR SECRETARY.

Encl: Copy of Display Form

Copy No 1. The Senior Accounts Officer,  
Accounts (Head) Division,  
CMA, Mumbai - 400 005.

2. The Comptroller,  
Department of General,  
Muzam Buildings,  
Mumbai-400 002.

12/11/74