

BY REGISTERED POST ACK DUE

From

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

To

Thiru A.R.Subramaniam & Others
C/o.K.Rasheedkhan
No.5, Indira Street,
Devaraj Nagar,
Saligramam, Chennai-600 093.

Letter No.B1/12835/2002

Dated: 11.10.2002.

Sir/Madam,

Sub: Chennai Metropolitan Development Authority -
Area Plans Unit - Planning Permission - Proposed
construction of residential building of G+3 floors
with 15 dwelling Units at Plot No. 9B, Kumaran
Colony 7th Street, Saligramam, Chennai-600 093 in
T.S.No.27, Block No.3 (Old S.No.157/2B part) of
Saligramam Village, Block No.3 - D.C. and Other
charges - Requested - Reg.

Ref: 1) PPA received in SEC No. 282/2002, dated 1.4.02
2) Revised Plan letter dated 12.8.2002.

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The Planning Permission Application and Revised
Plan received in the reference ~~is~~ 1st&2nd cited for the proposed
construction of residential building of G+3 Floors with 15 dwelling
units at Plot No.9-B, Kumaran Colony, 7th St., Saligramam, Chennai-
600 093 in T.S.No.27, Block No.3 (Old S.No.157/2B pt) of Saligramam
Village

is under scrutiny. To process the application further, you
are requested to remit the following by four Separate Demand
draft of a Nationalised Bank in Chennai City drawn in
favour of Member-Secretary, CMDA, Chennai-8, at cash counter
(between 10 a.m. to 4 p.m) in CMDA and produce the duplicate
receipt to the Area Plans Unit, 'B' Channel in CMDA.

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|---|---|
| i) Development charges for land
and building under Sec.59 of
T&CP Act 1971. | ; Rs. 11,500/-
(Rs.eleven thousand
five hundred only) |
| ii) Scrutiny Fee | : Rs. 600/- (Rupees
six hundred only) |
| iii) Regularisation charges | ; Rs. - - - |

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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 consent 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 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 newly appointed.

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 complete 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.

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 action the application planning permission will be liable for a cancellation and the development made, if any will be treated as unauthorised.
- x) The new building should have mosquito proof over head tanks and wells.
- xi) The sanction will be void abinitio if the conditions mentioned above are not complied with:
- xii) Rain water conservation measures notified by CMDA should be adhered to strictly:
 - a) Undertaking (in the format prescribed in Annexure-XIV to DCR) a copy of it enclosed in Rs.10/- stamp paper duly executed by all the land owners, GPA Holders, buildings 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 Water Supply and Sewerage Board, Chennai-2 for a sum of Rs. 53,700/- (Rupees fifty three thousand seven hundred only)

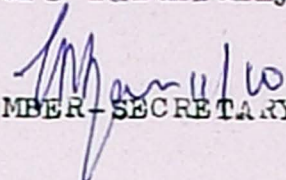
towards water supply and sewerage infrastructure improvement charges. The water supply and sewerage infrastructure improvement charge (a statutory levy) is levied under the provisions of Sec 6(xii)a of CMWSSB Amendment Act 1998 read with Sec 81 (2) (jj) of the Act. As per the CMWSSB Infrastructure Development Charge (levy & Collection) Regulation 1998 passed in CMWSSB resolution No.416/98, CMDA is empowered to collect the amount on behalf of CMWSSB and transfer the same to CMWSSB.

6) You are also requested to furnish revised plan rectifying the following details:

1. Width of roads not shown in the plan
2. Sump not shown in the site plan
3. Percolation pit slope shown in the plan as 1:8 instead of 1:20
4. Area statement not correct
5. Site plan is to be drawn showing plot dimensions both as per patta and as at site distinguishing the difference by hatched indication and indicating the set back from the least dimension line

The issue of Planning Permission depend on the compliance/fulfilment of the conditions/payments stated above. The acceptance by the Authority of the pre-payment 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.

encl: copy of display format.

Copy to:-

1. The Senior Accounts Officer,
Accounts (Main) Division,
CMDA, Chennai-600 008.
2. The Commissioner,
Corporation of Chennai,
Rippon Buildings,
Chennai-600 003.
3. The Commissioner/
Executive Officer,

Town Panchayat/Municipality/
Panchayat Union.