

BY REGISTERED POST WITH ACK. DUE

From

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

To

Thiru M.R. Rajkumar Reddy (POA),
No.4, 1st Cross Street,
Seethammal Colony Extension,
Chennai-600 018.

Letter No.B **1/5245/2002**

Dated: **30-05-2002**

Sir/Madam,

Sub: CMDA - **Area Plans Unit - Planning Permis-
sion - Construction of Stilt Parking Floor+2F+
3F part +4 part residential building with
4 dwelling units at Door No.34/26, ArchBishop
Mathias Avenue, Plot No.24, R.S.No.3904/48,
Block No.85, Mylapore - Remittance of charges -
Regarding.**

Ref: PPA received in SBC No.84/2002, dated 1-2-2002.

-111-

The Planning Permission Application received in the
reference first cited for construction of Stilt Parking Floor + 2F +
3F part + 4 Floor part residential building with 4 dwelling units at
Door No.34/26, Arch Bishop Mathias Avenue, Plot No.24, R.S.No.3901/48,
Block No.85, Mylapore, Chennai is under scrutiny.

To process the applicant 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, Chennai
Metropolitan Development Authority, Chennai -8, at cash 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.

- i) Development charges for
land and building under
Sec.59 of T&CP Act, 1971 : **Rs.20,000/-**
(Rupees twenty thousand only)
- ii) Scrutiny Fee : **Rs. 1,600/-**
(Rupees one thousand six hundred
only)

p.t.o.

- iii) Regularisation charges : Rs. ---
- iv) Open space Reservation charges (i.e. equivalent land cost in lieu of the space to be reserved and handed over as per DCR 19(b)I(VI)19(b)-II(vi)/17(a)-9) : Rs. ---
- v) Security Deposit (for the proposed development) : Rs. 82,000/- (Rupees eighty two thousand 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: i) Security Deposits are refundable amount without interest on claim, after issue of completion certificate by CMDA. If there is any deviation/violation/change of use of any part of while 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 the following:

- a) Furnish the letter of your acceptance for the following conditions stipulated by virtue of provisions available under DCR 2(b)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 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 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 make 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 facts in 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 avoid 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, 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 Water Supply and Sewerage Board, Chennai-2 for a sum of Rs.1,02,000/- (Rupees one lakh two thousand only) towards Water Supply and Sewerage Infrastructure Improvement charges.

6) You are also requested to furnish 5 sets of revised plans rectifying the following defects.

- a) The proposal violates Development Control Rules in respect of maximum permissible floor height of 15.00m (by 0.05m). Further the conversion of feet to Metric Scale was not correct in the cross-sectional plan, which needs correction.**
- b) Site dimensions as on site do not tally with Permanent Land Record dimensions. Therefore, site plan is to be drawn showing both the Permanent Land Record and site dimensions distinguishing the difference by hatching and indicating the set back dimensions from the least dimension line.**
- c) Only 13 car parking lots were shown as against 14 car parking lots required as per Development Control Rules.**
- d) Elevation and cross sectional plans do not tally with the detailed floor plans.**

- e) Break-up dimensions shown on southern side of 1st and 2nd and 3rd floor plans do not tally with the overall dimension.
- f) Metric conversion of 53'0" on eastern side in 1st and 2nd floor plans were not correct.
- g) In the legend, floor areas mentioned were not correct, which needs corrections.
- h) In sheet 2, the block No. is wrongly mentioned as 48 as against the Block No.85.
- i) 75mm height dwarf wall was not shown at the gates.
- j) Water Tank shall be placed at a height not more than 1.50m from terrace floor level.

7) 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 Development Control Rules, 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,

M. Jagan 21/5
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,
Ripen Buildings,
Chennai-600 003.

sr.31/5.