

BY REGISTERED POST WITH A.M. DUE

From

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

To

Thiru E. Pragasam Venkateshalingam
C/o. Vybhava
Old No. 19, New No. 37
T.T.E. Road,
Chennai - 600 014

Letter No.8 2/18387/2002

Dated: 18.10.2002

SIT/No.104.

Smt. CND - Area Plans Unit - Planning permission -
proposed construction of Basement Floor + Ground
Floor + 2 floors office building at New door No. 4,
N.S. No. 104, Block No. 3 of Triplicane, Chennai -
Remittance of Development Control charges and other
charges - requested - regarding

Reft Planning permission application received in SAC No. 450/
450/2002, dt. 27.5.2002

The Planning permission application received in the
reference cited for proposed construction of Basement Floor + Ground
Floor + 2 floors office building at New Door No. 4, N.S.No. 104,
Block No. 3 of Triplicane, Chennai is under security.

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

1) Development charges for
land and building under
Sec. 59 of T&C Act, 1971

Rs. 31,000/- (Rupees thirty one
thousand only)

2) Scrutiny Fee

Rs. 1,000/- (Rupees one thousand only)

iii) Registration charges : Rs.

iv) Open space Reservation charges (i.e. equivalent land cost as fixed in the approved plan) to be reserved and handed over as per Bill (1970/1971) 973-III/VII/1713-61 : Rs.

v) Security Deposit (For the proposed development) : Rs.

47,000/- (Rupees forty seven thousand only)

vi) Security Deposit (for utility work with application) : Rs.

vii) Security Deposit (for Display Board) : Rs.

10,000/- (Rupees ten thousand only)

NOTE: 1) Security Deposits are refundable amount without interest on bills after issue of completion certificate by MHA. If there is any deviation/ violation/ change of use of any part of site of the building/site to the approved plan Security Deposits shall be forfeited.

2) Security Deposit for Display Board is refundable when the Display Board as prescribed in the format is put up on the site under reference. In case of default security deposit shall be forfeited and action will be taken to put up the Display Board.

3) 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.

4) Deposits 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 collectible for Security Deposits).

5. 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(5)(ii)
 - i) The construction shall be undertaken as per sanctioned plan only and no deviation from the plan 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 reports 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 supervision 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 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.

B-2 | 18.5.87

- 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 wells.
- xi) The sanction will be void ab-initio, 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 Measure -XIV to DCR) a copy of it enclosed in Rs. 10/- stamp paper duly executed by all the land owners, SPA 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 [of Demand Draft drawn in favour of Managing Director, Chennai Metropolitan Water Supply and Sewerage Board, Chennai - 2 for a sum of Rs. 58,000/- (Rupees Fifty Eight Thousand and 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(1)(a) of CMWSB Amendment Act 1990 read with Sec.21(2)(a) of the Act. As per the CMWSB Infrastructure Development charge (Levy and Collection) Regulation 1998 passed in CMWSB resolution No.400/98, CMDA is empowered to collect the amount on behalf of CMWSB and transfer the same to CMWSB.

6. You are also requested to furnish the revised plan rectifying the following defects.

- i) The site boundary measurements given in the site plan do not reflect the site condition. Hence both the dimension as per plan and as per condition to be shown distinguishing the difference of dimensions by hatching and set back measurements to be shown satisfying DCR requirements from the least dimension line.
- ii) Position of Over Head Tank to be shown correctly in section "SS".
- iii) Dwarf wall with 7/2 m height to be shown & near the gate in the site plan.

82/18187/a

- 5 -

8. The issue of planning permission depend on the compliance/fulfillment of the conditions/payments stated above. The compliance 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 Security fee) in case of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of RCR, 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 the ^{Secretary} ~~Secretary~~ SECRETARY.

Encls Copy of Display format

Copy to: 1. The Senior Accounts Officer,
Accounts (Media) Division,
MHA, Chennai - 600 009.

2- The Commissioner,
Corporation of Chennai
Chennai - 600 003

kr/21210