

BY REGISTERED POST WITH ACK. DUE

From

The Member Secretary,
Chennai Metropolitan
Development Authority,
No. 3, Gandhi Road, Road,
CHENNAI - 600 006.

To

Sairam S. Srivagaramathan
Power of attorney of E.A. Moorthy
and others
No. 14, 1st Floor Hoogenbika-
Complex, No. 4, Lady Durgam +
Chennai - 600 024.

Letter No. D 2/20982/2002-

Dated: 24.4.2002

SIR/Madam,

Sub: CHDA - Area Plans Unit - Planning permission -
Construction of still floor parking + 4 floors
residential building with 8 dwelling units at
Door No. 14, 1st Main Road, Gandhi Nagar, Adyar
Chennai - 20 - T.S.No. 19, Block No. 31 of Kattar
Mentham of development charges and other charges -
Regarding

- 1) Planning permission application received in
SEC No. 204, dated 5.8.2002
- 2) This office letter even No. dt. 2.12.2002
- 3) Applicants lr. dated 17.12.2002
- 4) L&A No. 12/2002, dated 26.12.2002

The Planning permission application and revised plan
received in the reference cited for construction of still floor
parking + 4 floors residential building with 8 dwelling units at
Door No. 14, 1st Main Road, Gandhi Nagar, Adyar, Chennai - 20
T.S.No. 19, Block No. 31 of Kattar is under scrutiny.

To process the applicant further, you are requested to remit the
following by **FORM** separate Demand Draft of a Nationalized
Bank in Chennai City drawn in favour of Member-Secretary, Chennai
Metropolitan Development Authority, Chennai - 3, at each counter
(between 10.00 A.M. and 4.00 P.M.) in CHDA and produce the
duplicate receipt to the Area Plans Unit, 'B' Chennai in CHDA.

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|--|---|
| 1) Development charges for
land and building under
Sec. 55 of TMAP Act, 1971 | : Rs. 10,500/- (Rupees ten
thousand five hundred only) |
| 2) Survey fee (balance) | : Rs. 700/- (Rupees seven hundred
only) |

- iii] Registration charges : Rs.
- iv] Open Space Reservation charges (i.e. equivalent land cost in lieu of the space to be reserved and handed over Rs per SQ. FT(=III(PI)%(b)-III(PI)/IT(a)-9)
- v] Security Deposit (for the proposed Development) : Rs. 55,000/- (Rupees fifty three thousand only)
- vi] security deposit (for apptic tank with upflow filter) : Rs.
- vii] Security Deposit (for display Board) : Rs. 10,000/- (Rupees ten thousand only)

- NOTE:
- i] Security Deposits are refundable except without interest on claim, after issue of completion certificate by DM&A. 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 on 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 completion, 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 collectible 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 followings

- a) Furnish the letter of your acceptance for the following conditions stipulated by various of provisions available under EPA 2(12)(iii)
 - 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 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 names/addresses and consent 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 confirm to CMA that he has agreed for supervision the work under reference and estimate 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 services connection such as Electricity, Water supply, Sewerage he/she should enclose a copy of the completion certificate issued by CMA along with his application to the concerned Department/Board/Agency.
 - vii) When the site user 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 persons to whom the site is transferred immediately after such transaction and shall bind the purposed to these conditions to the planning permission.

- xiii) In the Open areas 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 misrepresentation of facts in the application, planning committee will be liable for a cancellation and the development made, if any will be treated as unauthorized.
- x) The new buildings should have mosquito proof near head beds and walls.
- xi) The location will be made suitable, if the conditions mentioned above are not complied with.
- xii) Rainwater conservation measures notified by CMU, should be applied as strictly:
 - a) Undertaking (in the format prescribed in Annexure -BIV to DOP's a copy of it enclosed in No.107- stamp paper) duly executed by all the land owners, DPA 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.

3. You are also requested to furnish (a) Demand Draft drawn in favour of Housing Director, General Metropolitan water supply and sewerage Board, Chennai-22 for a sum of Rs. 51,000/- (Rupees **fifty one thousand and nine 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. 5(a)(b) of CHASES Amendment Act 1994 read with sec. 51(2)(a) of the Act. To pay the charges Infrastructure Development charge (levy and collection) Regulation 1994 issued in CHASES resolution No.418/94, CHSE, is empowered to collect the amount on behalf of CHASES and transfer the same to CHSEB.

- 6) You are also requested to furnish revised plan showing the building footprint measurements tallying with overall measurements and with plan to floor dimensions.

02/28/58/2a

7. The issue of planning permission depend on the compliance/fulfillment of the conditional requirements stated above. The acceptance by the authority of the preparation 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 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 permit provided the construction is not commenced and claim for refund is made by the applicant.

Yours faithfully,

H. V. Sharma
for General Manager.



Each copy of Diagram Form

- Copy No 1. The Senior Accounts Officer,
Accounts (Main) Division,
CMAA, Chennai - 600 009.
- 2) The Commissioner
Corporation of Chennai
Chennai - 600 005

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