

From

To

The Member Secretary,
Chennai Metropolitan
Development Authority,
No.1, Gandhi Iyengar Road,
CHENNAI - 600 009.

Thiru N. Rajanathan,
B-28, Anna Nagar East,
Chennai-600 103.

Letter No. SP/17938/2003

Dated: 20.2.2003.

SIR/Madam,

SP/ 17938 - Area Plans Unit - Planning Permission -
proposed construction of ground floor + 3 floors
Departmental Store cum Residential Building
with 8 dwelling units at New Road No.18,
Chennai Road, S.S.No.97/73 of Corporation, Chennai -
Chennai - conditions of development charges
& other charges - suggested - regarding.

ref: SPA received in SP/ No.891, dated.13.11.2002.

The Planning Permission Application and revised
Plan received in the reference let cited for the proposed
construction of ground floor + 3 floors departmental store cum
residential building with 8 dwelling units at New Road No.18
Chennai Road, S.S.No.97/73 of Corporation, Chennai is under
scrutiny.

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

i) Development charges, for land and building under
Sec.39 of T&D Act, 1971 : Rs.3,500/- (threes five thousand
and five hundred only)

ii) Scrutiny fee : Rs.500/- (threes six hundred only)

- iii) Regularization charges : Rs. _____
- iv) Open space Reservation charges [i.e. equivalent land cost in lieu of the space to be reserved and handed over up per DM 22(5)(1)(ii)79(2)-II(VI)/17(A)-9] : Rs. _____
- v) Security Deposit (for the proposed development) : Rs. **22,000/- (Twenty thirty three thousand only)**
- vi) Security Deposit (for application with upper floor) : Rs. _____
- vii) Security Deposit (for Display Board) : Rs. **10,000/- (Ten thousand only)**

- NOTE:**
- i) Security Deposits are refundable amount without interest on claim, after issue of completion certificate by DM. If there is any deviation/ violation/change of use of any part of whole of the building/plot 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 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 registered to comply the following:

- a) Furnish the letter of your acceptance for the following conditions stipulated by virtue of provisions available under RCM 2011:

 - 1) 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.
 - 2) In case of Special Buildings, Group Developments, or 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.
 - 3) A report in writing shall be sent to CDMA 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 CDMA when the building has reached upto plinth level and thereafter every three months at various stages of the construction. Development certifies that the work as far completed is in accordance with the approved plan.
The Licensed Surveyor and architect shall forfeit 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.
 - 4) The owner shall inform CDMA of any change of the Licensed Surveyor/Architect. The newly appointed Licensed surveyor/architect shall also confirm to CDMA 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 Arch/Class I Licensed surveyor and entry of the new appointee.
 - 5) On completion of the construction, the applicant shall intimate CDMA and shall not occupy the building or permit it to be occupied until a completion certificate is obtained from CDMA.
 - 6) While the applicant makes application for service connections such as Electricity, Water supply, Gas supply he/she should enclose a copy of the completion certificate issued by CDMA along with his application to the concerned Department/Authority.
 - 7) 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 CDMA of such transaction and also the name and address of the person to whom the site is transferred immediately after such transaction and shall bind the purchaser to these conditions to the planning permission.

- viii) 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 applications, planning permission will be liable for a cancellation and the Development will, if any will be treated as unauthorized.
- x) The new building should have mosquito proof near head tanks and wells.
- xi) The location will be avoided ultimately, 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 as Annexure -XIV to DCR) a copy of it enclosed in No. 10/- stamp paper duly executed by all the land owners, GPs Holders, builders and promoters separately. The undertaking 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 - 6 for a sum of Rs. **20,000/-**

~~(Amount thirty thousand and fifty rupees)~~
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. 4(2)(a) of Chennai Amendment Act 1998 read with Sec. 51(2)(a) of the Act. As per the CHMWS Infrastructure Development charge (levy and collection) Regulation 1998 passed in CHMWS Regulation No. 41/98, CHMWS is empowered to collect the amount on behalf of CHMWS and transfer the same to CMWSB.

6. You are requested to furnish the followings:

- i) Revised plan showing the width of abutting road as on site in the plan.
- ii) Revised typical floor plan showing the outer dimensions of Balconies.
- iii) Level wall of 750 mm height to be mentioned for one of the Gate in the site plan.
- iv) Original document of 1978/83 to be furnished for reference and return.
- v) In the site plan the word as per Permanent Land Record and as on site to be written in the site plan in all sides of the site boundary.

7. The issue of planning permission depend on the compliance/fulfilment of the conditions/requirements stated above. The acceptance by the Authority of the payment of the Development charge and Other charges etc., shall not entitle the applicant to the planning permission but only release 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 Act, which has to be complied before getting the planning permission or any other person provided the construction is not commenced and claim for release is made by the applicant.

Yours faithfully,

[Signature]
 For the Director, Government.
[Stamp]

Enclose copy of Highway Form#.

Copy to: 1. The Senior Accounts Officer,
 Accounts (Main) Division,
 CDS, General - 600 000.

2. The Commissioner,
 Corporation of Chennai,
 Nippon Buildings,
 Chennai-600 001.

04/11/11.