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150. 43 Church Road

From

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

Meilapone

Chennai 600004.

Letter No. B2/759/102

Dated: 19/10/2

Sir/Madam,

Sub: Chennai Metropolitan Development Authority -  
Area Plans Unit - Planning Permission - Proposed  
construction of Skelthloor + IV F Residential building with  
7dwelling units at Doc No 3 6th Avenue R.S. No 353/7.  
Block No 20 of Egmore - Chennai

Ref: 10 PPA received in SBC No. 146 dt 20/2/02

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The Planning Permission Application and Revised  
Plan received in the reference IS cited for the proposed  
construction of Skelthloor + IV F Residential building with 7dwelling units  
at Doc No 3 6th Avenue R.S. No 353/7 Block No 20 of Egmore Chennai.

is under scrutiny. To process the application further, you  
are requested to remit the following by P.W. 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.

- i) Development charges for land and building under Sec.59 of T&CP Act 1971.
- ii) Scrutiny Fee
- iii) Regularisation charges

; Rs. 16130/- (Rupees Sixteen thousand one hundred and thirty only)

; Rs. 1500/- (Rupees One thousand five hundred only)

; Rs. 13200/- (Rupees Thirteen thousand two hundred only)

- 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.

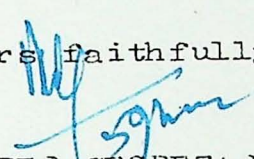
5) You are also requested to furnish a Demand Draft drawn in favour of Managing Director, Chennai Metropolitan Water Supply and Sewerage Board, Chennai-2 for a sum of Rs. 86400/- *(Rupees Eighty six thousands four hundred only)*

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.

- 7. *You are requested to furnish Revised plan rectifying the following defects*
  - i) *Reverse the Revised plan showing the plot dimensions as per site plan by distinguishing the <sup>difference</sup> plot dimensions by hatching line and the set back for the least dimension line identifying DCR with break up dimensions following with all necessary measurements to R.O.T to least dimension line.*
  - ii) *Car Parking spaces to be arranged by identifying the <sup>7nos</sup> Car Parking <sup>with the Street</sup> ~~with~~*
  - iii) *Column positions to be shown correctly in the site plan*
  - iv) *Dwelling wall of 7/2cm height to be shown at the entrance (Exit gate) for Rainwater harvesting*
  - v) *In First floor plan with the 'A' the word 'ward robe' to be written in ward robe.*
  - vi) *In Fourth floor plan, the dimension for O.T-S to be given shown*
  - vii) *Attested copy of sanctioned demolition plan for the existing*

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.

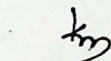
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Copy to:-

- ✓ 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.

  
4/9/02

  
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